

Residential Property

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/23-25 Green Island Avenue, Mount Martha 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* 669,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$

*House

*Unit

Suburb

Mount Martha

Period - From

20/11/2016

to

20/11/2017

Source

realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	1/9 Kristian Court, Mount Martha	\$ 757,500	28/11/2017
2	4/130A Bentons Road, Mount Martha	\$ 745,000	13/07/2017
3	10A Seaview Avenue, Mornington	\$ 700,000	27/10/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~