

STATEMENT OF INFORMATION

Subject Property:	13 Hopetoun Avenue, Mount Martha	Date Prepared:	26 th April 2017
Price Guide:	\$780,000 to \$820,000	Range Updated:	16 th May 2017

COMPARABLE SALE 1

Address:	17 Hopetoun Avenue, Mount Martha						
Sale Price:	\$950,000					Date of Sale:	12/11/16
Beds	3	Baths	2	Garage	2	Land Size:	935sqm

COMPARABLE SALE 2

Address:	43 St Ives Grove, Mount Martha						
Sale Price:	\$815,000					Date of Sale:	23/03/17
Beds	3	Baths	2	Garage	1	Land Size:	903sqm

COMPARABLE SALE 3

Address:	25 Hopetoun Avenue, Mount Martha						
Sale Price:	\$1,145,000					Date of Sale:	25/03/17
Beds	5	Baths	3	Garage	3	Land Size:	863sqm

When there are less than three (3) comparable sales found, the agent will include a statement below indicating that they believe that fewer than three comparable properties were sold within the relevant period.

MEDIAN SUBURB SALE PRICE

Median suburb sale price:	\$885,000
Date range used to conduct median sale price:	April 2016 – March 2017 (Source: realestate.com.au)
Median suburb sale price statement: (eg: houses only, units only etc)	Houses Only

Ask a local

5974 1401

30 Lochiel Avenue, Mount Martha

www.wnre.com.au