

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

11 Glencoe Crescent, Mount Martha

### Indicative selling price

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

Single price

\$\*

or range  
between

\$790,000

&

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$916,500

\*House

X

\*Unit

Suburb

Mount Martha

Period - From

Sept 2016

t  
o

Sept 2017

Source

[realestate.com.au](http://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
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1) 110 Somerset Drive, Mount Martha	\$ 820,000	24/04/2017
2) 13 Hopetoun Avenue, Mount Martha	\$ 800,000	18/05/2017
3) 55 Somerset Drive, Mount Martha	\$ 947,000	13/07/2017

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.