

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 79 Bradford Road Mount Martha VIC 3439

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,200,000 and \$1,300,000

Median sale price

Median price \$ **1,028,000** Suburb **Mount Martha, VIC**
Property Type **House** Source Domain
Time period from **June 2017 to June 2018**

Comparable property sales

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. 61 Bradford Road Mount Martha	\$1,130,000	13/02/2018
2. 26 Ellerina Road Mount Martha	\$1,225,000	02/04/2018
3. 57 Ian Road Mount Martha	\$1,025,000	19/05/2018

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.