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## 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 4 Scenic Court Mount Martha 3934

Including suburb and  
postcode

#### Indicative selling price

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

Single price \$795,000 or range between \$\* & \$

#### Median sale price

Median price \$920,000 Property Type House Suburb Mount Martha

Period - From 01/12/18 to 30/11/19 Source Core Logic

#### 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 3 Veda Ave Mount Martha	\$750,000	07/11/19
2 4 Hereford Court Mount Martha	\$826,000	11/09/19
3 28 Veda Ave Mount Martha	\$803,500	10/07/19

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.~~

This Statement of Information was prepared on: 13/01/2020