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## STATEMENT OF INFORMATION

Single residential property located in the  
Melbourne metropolitan area

Prepared on 24th Jan 2019

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address including suburb and postcode

45 Lempriere Avenue, Mount Martha, VIC 3934

 5  3  2

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,400,000 - \$3,700,000

### Median sale price

\$985,000 Houses in Mount Martha between July 2018—Jan 2019

Source: CoreLogic

### Comparable property sales

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