

### STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area

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Sections 47AF of the Estate Agents Act 1980

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# **Property offered for sale**

Address including suburb and postcode

45 Lempriere Avenue, Mount Martha, VIC 3934



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# Indicative selling price

For the meaning of this price see 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

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