

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb or locality and postcode

30 Sunshine Drive, Mount Martha Vic 3934

Indicative selling price

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

Range between \$1,180,000 & \$1,250,000

Median sale price

Median price \$1,100,000 House ☒ Unit ☐ Suburb or locality Mount Martha

Period - From 01/04/2018 to 31/03/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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	7 Edward Gr MOUNT MARTHA 3934	\$1,220,000	04/02/2019
2	69 Mcleod Rd MOUNT MARTHA 3934	\$1,200,000	31/01/2019
3	11 Alexandrina Rd MOUNT MARTHA 3934	\$1,060,000	13/05/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

 3  2  2

Rooms:

Property Type: House

Land Size: 1073 sqm approx

Agent Comments

Comparable Properties



7 Edward Gr MOUNT MARTHA 3934 (REI)

Agent Comments

 3  2  2

Price: \$1,220,000

Method: Private Sale

Date: 04/02/2019

Rooms: 7

Property Type: House (Res)

Land Size: 964 sqm approx



69 Mcleod Rd MOUNT MARTHA 3934 (REI)

Agent Comments

 5  2  2

Price: \$1,200,000

Method: Private Sale

Date: 31/01/2019

Rooms: -

Property Type: House



11 Alexandrina Rd MOUNT MARTHA 3934 (REI)

Agent Comments

 4  2  2

Price: \$1,060,000

Method: Private Sale

Date: 13/05/2019

Rooms: 6

Property Type: House

Land Size: 988 sqm approx