

## 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  
Including suburb and  
postcode 11 Norwegian Court, Mount Martha

### Indicative selling price

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

Range Between \$770,000 & \$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$1,015,000 \*House ☐ \*Unit ☒ Suburb Mount Martha  
Period - From March 2018 to Feb 2019 Source Core Logic

### 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. 31 Amberley Drive, Mount Martha Vic	\$800,000	30/11/2018
2. 12 Mulberry Drive, Mount Martha Vic	\$830,000	30/11/2018
3. 108 Dunns Road, Mount Martha Vic	\$850,000	12/12/2018

Property data source: Core Logic.