

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

6 The Point Mount Martha 3934

Indicative selling price

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

Range between

\$2,800,000

&

\$3,080,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$888,500

*House

X

Suburb

Mount Martha

Period - From

1st May 2016

t
o

1st May 2017

Source

REA

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

60 Bradford Road Mount Martha	\$2,000,000	8/4/17
26 Wonderland Terrace Mount Martha	\$2,510,000	7/3/17
29 Shearwater drive Mount Martha	\$2,350,000	11/5/17

Property offered for sale by

**Agent Name and
Contact Details**

Dean McPherson

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DATE Prepared: 18/05/17