

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 19a Shanns Avenue Mount Martha

Indicative selling price

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

range between \$ 1,200,000 and \$1,250,000

Median sale price

Median price \$	1,101	Suburb	Mount Martha, VIC
Property Type	House	Source	Domain
Time period from	August 2017 to August 2018		

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. 1/29 Shanns Avenue Mount Martha	\$1,223,000	19 March 2018
2. 2/2 Shanns Avenue Mount Martha	\$1,135,000	15 March 2018
3. 16 Clarkes Avenue Mount Martha	\$1,580,000	10 April 2018

OR

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.*