

Dean Phillips

P 59754555

M 0402 833 865

E dean@mcewingpartners.com

Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

4 Shearwater Drive Mount Martha VIC 3934

 3  2  2

### Indicative Selling Price

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

Range between \$2,100,000 & \$2,300,000

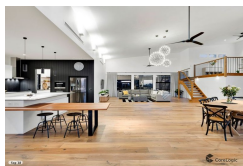
### Median Sale Price

\$1,010,000 Houses in Mount martha between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**57 Fairbairn Avenue Mount Martha VIC 3934**

 4  2  3

Sold Price

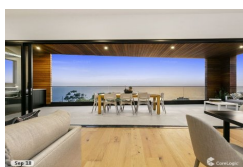
**\$2,380,000**

Sold Date

**15-Sep-18**

Distance

**0.27km**



**4 Wonderland Terrace Mount Martha VIC 3934**

 4  3  2

Sold Price

**\$2,450,000**

Sold Date

**11-Oct-18**

Distance

**0.4km**



**2 The Heads Mount Martha VIC 3934**

 4  2  3

Sold Price

Sold Date

**17-Dec-18**

Distance

**0.73km**

RS = Recent sale

UN = Undisclosed Sale

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