

# 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 50 Marguerita Avenue Mount Martha 3934

### Indicative selling price

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

Range between \$970,000 & \$1,060,000

### Median sale price

Median price \$928,750 House ☒ Suburb Mount Martha

Period - From 1<sup>st</sup> October 2016 to 17<sup>th</sup> October 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
1. 5 Hooper Grove Mount Martha	\$915,000	4/5/17
2. 39 ScenicView Dve Mount Martha	\$1,035,000	15/6/17
3. 29 Marguerita Ave Mount Martha	\$950,000	23/8/17

### Property offered for sale by

Agent Name and  
Contact Details David Cowie  
0414 674 963  
david.cowie@nl.com.au

DATE Prepared: 23<sup>rd</sup> October 2017