

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

4 Studley Place, Mount Martha

Indicative selling price

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

Single price \$* or range between \$590,000 & \$640,000

Median sale price

Median price \$985,000

House ☒

Suburb Mont Martha

Period - From Jan 2018 to Dec 2018

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. 5 Hakea Drive, Mount Martha, Vic	\$610,000	2/1/2019
2. 16 Darinda Court, Mount Martha Vic	Not disclosed	28/8/2018
3. 4 Lutana Court, Mount Martha Vic	\$655,000	6/9/2018

Property data source: Core Logic.