

## STATEMENT OF INFORMATION

Subject Property:	24 Morlyn Drive, Mt Martha	Date Prepared:	1/05/2017
Price Guide:	\$775,000 - \$825,000	Range Updated:	

### COMPARABLE SALE 1

Address:	12 Dulnain Street, Mt Martha						
Sale Price:	\$800,000					Date of Sale:	25/02/2017
Beds	3	Baths	2	Garage	1	Land Size:	872m2

### COMPARABLE SALE 2

Address:	550 Esplanade, Mt Martha						
Sale Price:	\$797,500					Date of Sale:	8/03/2017
Beds	3	Baths	2	Garage	1	Land Size:	322m2

### COMPARABLE SALE 3

Address:	42 Yarrabin Drive, Mt Martha						
Sale Price:	\$765,000					Date of Sale:	19/12/2016
Beds	3	Baths	2	Garage	2	Land Size:	807m2

When there are less than three (3) comparable sales found, the agent will include a statement below indicating that they believe that fewer than three comparable properties were sold within the relevant period.

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### MEDIAN SUBURB SALE PRICE

Median suburb sale price:	\$885,000 (Source: realestate.com.au)
Date range used to conduct median sale price:	April 2016 – April 2017
Median suburb sale price statement: (eg: houses only, units only etc)	Houses only

Ask a local

# 5974 1401

30 Lochiel Avenue, Mount Martha

[www.wnre.com.au](http://www.wnre.com.au)

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