

STATEMENT OF INFORMATION

Subject Property:	19 Seacrest Place, Mount Martha	Date Prepared:	28 / 04 / 17
Price Guide:	\$540,000 - \$590,000	Range Updated:	-

COMPARABLE SALE 1

Address:	1 Seacrest Place, Mount Martha						
Sale Price:	\$585,000					Date of Sale:	3/4/17
Beds	3	Baths	2	Garage	2	Land Size:	426m2

COMPARABLE SALE 2

Address:	4 Seacrest Place, Mount Martha						
Sale Price:	\$542,000					Date of Sale:	23/2/17
Beds	3	Baths	2	Garage	2	Land Size:	164m2

COMPARABLE SALE 3

Address:	15 Seacrest Place, Mount Martha						
Sale Price:	\$600,000					Date of Sale:	7/2/17
Beds	3	Baths	2	Garage	2	Land Size:	376m2

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.

MEDIAN SUBURB SALE PRICE

Median suburb sale price:	\$887,500 (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