

# 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 5/90 Bentons Road, Mount Martha Vic 3934

### Indicative selling price

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

Range between \$475,000 & \$515,000

### Median sale price

Median price \$577,500 Unit X Suburb Mount Martha

Period - From 1 August 2016 to 7 August 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. 11/90 Bentons Road, Mount Martha       | \$550,000 | 16/04/2017   |
| 2. 4/47 Green Island Avenue, Mount Martha | \$485,000 | 04/05/2017   |
| 3. 1/82 Bentons Road, Mount Martha        | \$585,000 | 20/03/2017   |

### Property offered for sale by

Agent Name and  
Contact Details Nicholas Lynch Pty Ltd  
Dean McPherson – Email: [dean.mcpherson@nl.com.au](mailto:dean.mcpherson@nl.com.au)  
Mobile: 0412 857 440

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