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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

10 Mount Martha Road Mount Martha VIC 3934

 5  3  2

## Indicative Selling Price

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

Range between \$1,200,000 & \$1,300,000

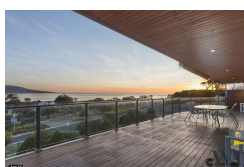







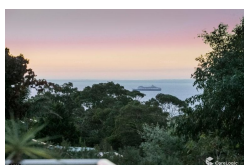



## Median Sale Price

\$985,000 Houses in Mount martha between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>3 Bruce Road Mount Martha VIC 3934</b>	Sold Price	<b>\$1,271,000</b>	Sold Date	<b>05-Sep-18</b>
	 3  2  3			Distance	<b>0.14km</b>
	<b>26 Ellerina Road Mount Martha VIC 3934</b>	Sold Price	<b>\$1,225,000</b>	Sold Date	<b>02-Apr-18</b>
	 3  2  2			Distance	<b>0.33km</b>
	<b>79 Bradford Road Mount Martha VIC 3934</b>	Sold Price	<b>\$1,205,300</b>	Sold Date	<b>05-Sep-18</b>
	 4  2  2			Distance	<b>0.67km</b>

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