

### HOUSE Offered for Sale

21 Birdrock Avenue Mount Martha VIC 3934

 4  1  1

### 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

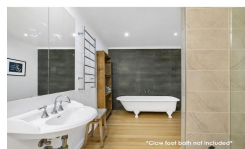
### Median Sale Price

\$920,000 Houses in Mount martha between Nov 2016 - Oct 2017

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.



**6 Hinkler Street Mount Martha VIC 3934**

 4  1  3

Sold Price **\$1,310,000** Sold Date **11-Nov-17**

Distance **0.88km**

**32A Birdrock Avenue Mount Martha VIC 3934**

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Sold Price **\$1,385,000** Sold Date **13-Jul-17**

Distance **0.12km**



**1 Shanns Avenue Mount Martha VIC 3934**

 3  2  2

Sold Price **\$1,000,000** Sold Date **13-Oct-17**

Distance **0.29km**

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