

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 **54 Glamorgan Crescent, Mount Martha 3934**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between **\$850,000** & **\$900,000**

Median sale price

(*Delete house or unit as applicable)

Median price **\$885,000** **House** Suburb **Mount Martha**
Period - From **April 2016** to **April 2017** Source www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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) 89 Bay Road, Mount Martha 4 bed, 2 bath, 2 car 940m ²	\$1,000,000	06/02/17
2) 110 Somerset Drive, Mount Martha 4 bed, 2 bath, 2 car 810m ²	\$820,000	28/04/17
3) 43 St Ives Grove, Mount Martha 3 bed, 2 bath, 1 car 903m ²	\$815,000	25/03/17

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.