

Residential Property

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/9 Kristian Court, Mt 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 \$* 735,000

or range between \$*

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$620,000

*House

*Unit

X

Suburb

Mt Martha

Period - From

Sep 2016

to

Sep 2017

Source

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 4/130A Bentons Road Mt Martha	\$ 745,000	13 July 2017
2 15/23-25 Green Island Ave, Mt Martha	\$ 720,000	15 May 2017
3 4/74 Bentons Road, Mt Martha	\$ 780,000	14 April 2017

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.~~