

# 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

12 Helena Street, 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) (\*Delete single price or range as applicable)

Single price

\$\*

or range  
between

\$1,800,000

&

\$1,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$1,100,500

\*House

X

\*Unit

Suburb

Mount Martha

Period - From

Sept 2017

t  
o

Sept 2018

Source

[realestate.com.au](http://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) 7 Augusta Street, Mount Martha	\$ 1,540,000	28/04/2018
2) 47A Osborne Drive	\$ 1,075,000	16/06/2018

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.