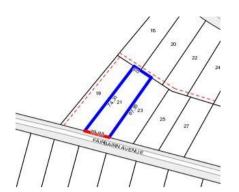


Joel Hood 5971 0300 0429 886 188 joel.hood@eview.com.au

Indicative Selling Price \$2,150,000 - \$2,365,000 **Median House Price** June guarter 2017: \$887,500





Rooms:

Property Type: Land

Land Size: 1295 sqm approx

Agent Comments

Comparable Properties



50 Bradford Rd MOUNT MARTHA 3934

(REI/VG)







Price: \$2,215,000 Method: Auction Sale Date: 12/11/2016

Rooms: -

Property Type: House (Res) Land Size: 2280 sqm approx Agent Comments



325 Esplanade MOUNT MARTHA 3934

(REI/VG)







Price: \$2,052,000 Method: Private Sale Date: 07/10/2016 Rooms: 18

Property Type: House (Res) Land Size: 792 sqm approx **Agent Comments**

Agent Comments

398 Esplanade MOUNT MARTHA 3934 (REI)

-- 5





Price: \$1,985,000 Method: Private Sale Date: 14/11/2016

Rooms: -

Property Type: House Land Size: 1373 sqm approx

Account - Eview Group | P: 03 5971 0300 | F: 03 5971 0388





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Generated: 14/07/2017 15:17



Joel Hood 5971 0300 0429 886 188 joel.hood@eview.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	21 Fairbairn Avenue, Mount Martha Vic 3934
·	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

&	\$2,365,000
	&

Median sale price

Median price	\$887,500	Н	ouse	Х	Sub	ourb	Mount Martha
Period - From	01/04/2017	to	30/06/20	17	Source	REIV	r

Comparable property sales

These are the three properties sold within two 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.

Address of comparable property	Price	Date of sale
50 Bradford Rd MOUNT MARTHA 3934	\$2,215,000	12/11/2016
325 Esplanade MOUNT MARTHA 3934	\$2,052,000	07/10/2016
398 Esplanade MOUNT MARTHA 3934	\$1,985,000	14/11/2016





Generated: 14/07/2017 15:17