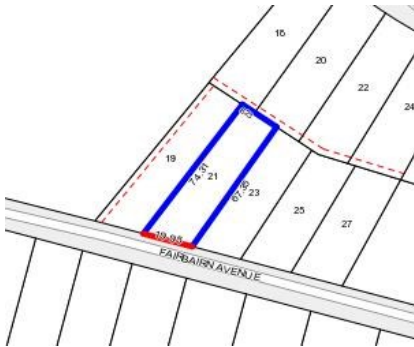


Joel Hood  
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**Indicative Selling Price**  
 \$2,150,000 - \$2,365,000  
**Median House Price**  
 June quarter 2017: \$887,500



**Rooms:**  
**Property Type:** Land  
**Land Size:** 1295 sqm approx  
**Agent Comments**

## Comparable Properties



**50 Bradford Rd MOUNT MARTHA 3934 (REI/VG)**

[Agent Comments](#)



**Price:** \$2,215,000  
**Method:** Auction Sale  
**Date:** 12/11/2016  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 2280 sqm approx



**325 Esplanade MOUNT MARTHA 3934 (REI/VG)**

[Agent Comments](#)



**Price:** \$2,052,000  
**Method:** Private Sale  
**Date:** 07/10/2016  
**Rooms:** 18  
**Property Type:** House (Res)  
**Land Size:** 792 sqm approx

**398 Esplanade MOUNT MARTHA 3934 (REI)**

[Agent Comments](#)



**Price:** \$1,985,000  
**Method:** Private Sale  
**Date:** 14/11/2016  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1373 sqm approx

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$2,150,000

&

\$2,365,000

#### Median sale price

Median price \$887,500

House X

Suburb Mount Martha

Period - From 01/04/2017

to 30/06/2017

Source REIV

#### 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