

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 52 Elspeth Circuit, Mount Martha 3934

Indicative selling price

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

Range between \$690,000 & \$760,000

Median sale price

Median price \$911,250 House Suburb Mount Martha

Period - From 1 August 2016 to 7 August 2017 Source REA

Comparable property sales

- A. 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.

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1. 34 Marthas Ridge Drive, Mount Martha	\$785,000	15/06/2017
2. 27 Windmill Parade, Mount Martha	\$905,000	21/06/2017
3. 28 Windmill Parade, Mount Martha	\$770,000	5/06/2017

Property offered for sale by

Agent Name and
Contact Details Bill Branthwaite
Nicholas Lynch Pty Ltd
Mobile: 0438 148 858 Email: bill.branthwaite@nl.com.au

DATE Prepared: 14th August 2017