

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 4 Jasper Court, Mount Martha Vic 3934

Indicative selling price

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

Range between \$1,550,000 & \$1,700,000

Median sale price

Median price \$920,000 House Suburb Mount Martha

Period - From 1 Sept 2016 to 11 Sept 2017 Source REA

Comparable property

- 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. 11 Esher Rise, Mount Martha	\$1,800,000	19/08/2017
2. 14 Legacy Drive, Mount Martha	\$1,600,000	24/06/2017
3. 33 Deakin Drive, Mount Martha	\$1,500,000	23/04/2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Raffaella Del Mastro – Mobile: 0428 235627
Email: raff.delmastro@nl.com.au

DATE Prepared: 18th September 2017