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	1/102 Bentons Road, Mount Martha Vic 3934
postcode	

Indicative selling price

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

Range between	\$730,000	&	\$760,000

Median sale price

Median price	\$1,103,000	Hou	use X	Unit		Suburb	Mount Martha
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

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.

Add	dress of comparable property	Price	Date of sale
1	1 Driftwood Ct MOUNT MARTHA 3934	\$750,000	21/03/2018
2	9 Wensley CI MORNINGTON 3931	\$740,000	31/05/2018
3	49 Harrap Rd MOUNT MARTHA 3934	\$735,000	08/01/2018

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.





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Rooms:

Property Type: Agent Comments

Indicative Selling Price \$730,000 - \$760,000 **Median House Price** March quarter 2018: \$1,103,000

Comparable Properties



1 Driftwood Ct MOUNT MARTHA 3934 (REI)







Price: \$750.000 Method: Private Sale Date: 21/03/2018

Rooms: 6

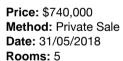
Property Type: House Land Size: 986 sqm approx **Agent Comments**





6

Agent Comments



Property Type: House



49 Harrap Rd MOUNT MARTHA 3934 (REI/VG) Agent Comments



€ 2

Price: \$735,000 Method: Private Sale Date: 08/01/2018

Rooms: 4

Property Type: House (Res) Land Size: 838 sqm approx

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