

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
1/102 Bentons Road, Mount Martha Vic 3934

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 House 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.

	Address 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.~~

1/102 Bentons Road, Mount Martha Vic 3934



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) Agent Comments



Price: \$750,000
Method: Private Sale
Date: 21/03/2018
Rooms: 6
Property Type: House
Land Size: 986 sqm approx



9 Wensley CI MORNINGTON 3931 (REI) Agent Comments



Price: \$740,000
Method: Private Sale
Date: 31/05/2018
Rooms: 5
Property Type: House



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



Price: \$735,000
Method: Private Sale
Date: 08/01/2018
Rooms: 4
Property Type: House (Res)
Land Size: 838 sqm approx