impact

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



68 HYPERNO WAY, MOUNT MARTHA, VIC 📇 4 🕒 2 😓 2

\$750,000 to \$800,000

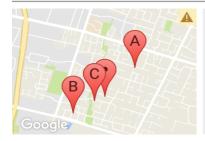
Indicative Selling Price

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

Price Range:

Provided by: Adam Hanley, Impact Realty Group

MEDIAN SALE PRICE



MOUNT MARTHA, VIC, 3934

Suburb Median Sale Price (House)

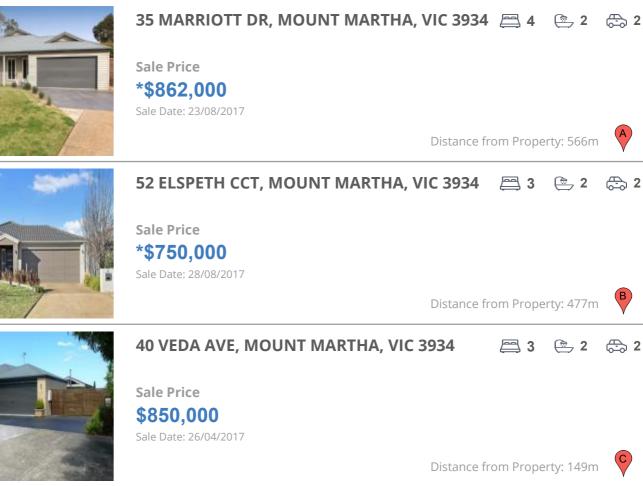
\$943.750

01 January 2017 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 15/09/2017 by Impact Realty Group. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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 68 HYPERNO WAY, MOUNT MARTHA, VIC 3934

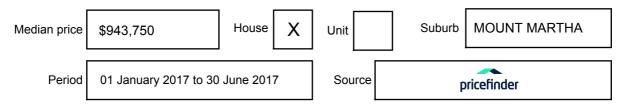
Indicative selling price

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

Price Range:

\$750,000 to \$800,000

Median sale price



Comparable property sales

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
35 MARRIOTT DR, MOUNT MARTHA, VIC 3934	*\$862,000	23/08/2017
52 ELSPETH CCT, MOUNT MARTHA, VIC 3934	*\$750,000	28/08/2017
40 VEDA AVE, MOUNT MARTHA, VIC 3934	\$850,000	26/04/2017

