

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**68 HYPERNO WAY, MOUNT MARTHA, VIC**  4  2  2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$750,000 to \$800,000**

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: 

## 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.



**35 MARRIOTT DR, MOUNT MARTHA, VIC 3934**  4  2  2

Sale Price

**\*\$862,000**

Sale Date: 23/08/2017

Distance from Property: 566m



**52 ELSPETH CCT, MOUNT MARTHA, VIC 3934**  3  2  2

Sale Price

**\*\$750,000**

Sale Date: 28/08/2017

Distance from Property: 477m



**40 VEDA AVE, MOUNT MARTHA, VIC 3934**  3  2  2

Sale Price

**\$850,000**

Sale Date: 26/04/2017

Distance from Property: 149m



This report has been compiled on 15/09/2017 by Impact Realty Group. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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](http://consumer.vic.gov.au/underquoting)

Price Range: \$750,000 to \$800,000

### Median sale price

Median price

\$943,750

House

Unit

Suburb

MOUNT MARTHA

Period

01 January 2017 to 30 June 2017

Source

 pricfinder

### 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