

# 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 36 Hearn Road Mount Martha 3934

### Indicative selling price

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

Range between \$\*1,500,000 & \$1,650,000

### Median sale price

Median price \$920,000 House  Suburb Mount Martha

Period - From 1 Sept 2016 to 25 Sept 2017 Source REA

### Comparable property sales

**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.**

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1. 110 Bradford Road, Mt Martha	\$1,500,000	2 <sup>nd</sup> Aug 2017
2. 39 Park Road, Mount Martha	\$1,650,000	13 <sup>th</sup> April 2017
3. 51 Park Road, Mount Martha	\$1,680,000	5 <sup>th</sup> April 2017

### Property offered for sale by

Agent Name and  
Contact Details RAFFAELA DEL MASTRO  
0428 235 627  
Email: raff.delmastro@nl.com.au

DATE Prepared: 5<sup>TH</sup> October 2017