### 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	35 Finlayson Avenue, Mount Martha Vic 3934
Including suburb and	
postcode	

### Indicative selling price

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

Single price \$1,450,000

#### Median sale price

Median price	\$887,500	Hou	ise X	Unit			Suburb	Mount Martha
Period - From	01/04/2017	to	30/06/2017		Source	REIV		

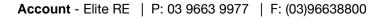
#### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	33 Deakin Dr MOUNT MARTHA 3934	\$1,500,000	23/04/2017
2	14 Atlantic Tce MOUNT MARTHA 3934	\$1,405,000	13/06/2017
3	20 Ferrero Gr MOUNT MARTHA 3934	\$1,400,000	14/08/2017

#### 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.







Generated: 14/10/2017 11:45









Property Type: House (Previously

Occupied - Detached) Land Size: 1981 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,450,000 **Median House Price** June quarter 2017: \$887,500

## Comparable Properties



33 Deakin Dr MOUNT MARTHA 3934 (REI)





**Agent Comments** 

Price: \$1.500.000 Method: Auction Sale Date: 23/04/2017

Rooms: -

Property Type: House (Res) Land Size: 1116 sqm approx



14 Atlantic Tce MOUNT MARTHA 3934

(REI/VG)

**=**3





Agent Comments

**Agent Comments** 

Price: \$1,405,000 Method: Private Sale Date: 13/06/2017 Rooms: 5

Property Type: House Land Size: 850 sqm approx



20 Ferrero Gr MOUNT MARTHA 3934 (REI)

**-**5





Price: \$1,400,000 Method: Private Sale Date: 14/08/2017 Rooms: 6

Property Type: House





Account - Elite RE | P: 03 9663 9977 | F: (03)96638800

Generated: 14/10/2017 11:45

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.