

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

35 Finlayson Avenue, Mount Martha Vic 3934

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

House

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.

Address 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.~~

35 Finlayson Avenue, Mount Martha Vic 3934



 5  3  2

Rooms:

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

 3  2  2

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)

Agent Comments

 3  2  2

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)

Agent Comments

 5  2  3

Price: \$1,400,000

Method: Private Sale

Date: 14/08/2017

Rooms: 6

Property Type: House