

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	54 Finlayson Avenue, Mount Martha Vic 3934
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Indicative selling price

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

Range between	\$1,700,000	&	\$1,800,000
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Median sale price

Median price	\$1,165,000	House	X	Unit		Suburb	Mount Martha
Period - From	01/04/2018	to	30/06/2018	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	12 Clearwater CI MOUNT MARTHA 3934	\$1,850,000	24/07/2018
2	13 Waterview Dr MOUNT MARTHA 3934	\$1,700,000	08/08/2018
3	9 Sunhill Rd MOUNT MARTHA 3934	\$1,650,000	19/04/2018

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.

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Indicative Selling Price
 \$1,700,000 - \$1,800,000
Median House Price
 June quarter 2018: \$1,165,000



Rooms:
Property Type: Land
Land Size: 1300 sqm approx
Agent Comments

Comparable Properties



12 Clearwater Ct MOUNT MARTHA 3934 (REI/VG)

Agent Comments



Price: \$1,850,000
Method: Private Sale
Date: 24/07/2018
Rooms: -
Property Type: House
Land Size: 1300 sqm approx



13 Waterview Dr MOUNT MARTHA 3934 (VG)

Agent Comments



Price: \$1,700,000
Method: Sale
Date: 08/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 1670 sqm approx



9 Sunhill Rd MOUNT MARTHA 3934 (VG)

Agent Comments



Price: \$1,650,000
Method: Sale
Date: 19/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 1050 sqm approx