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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

42 Fairbairn Avenue Mount Martha VIC 3934

 4  4  2

## Indicative Selling Price

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

Range between \$1,900,000 & \$2,090,000

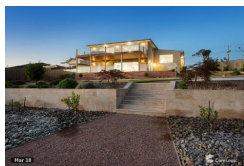
## Median Sale Price

\$960,000 Houses in Mount martha between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**32 Stanley Crescent Mount Martha VIC 3934**

 4  3  2

Sold Price **\$1,910,000** Sold Date **02-Apr-18**

Distance **0.15km**



**17 Ellerina Road Mount Martha VIC 3934**

 4  3  3

Sold Price **\$1,940,000** Sold Date **01-Apr-18**

Distance **0.54km**



**29 Park Road Mount Martha VIC 3934**

 5  2  2

Sold Price **\$1,932,000** Sold Date **21-Dec-17**

Distance **0.95km**

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