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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

76 Bay Road Mount Martha VIC 3934

 4  3  8

## Indicative Selling Price

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

Range between \$2,550,000 & \$2,750,000

## Median Sale Price

\$989,000 Houses in Mount martha between 01 May 2018 - 30 Apr 2019

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.



**28 Buxton Court North Mount Martha VIC 3934**

 6  3  3

Sold Price **\$3,500,000<sup>UN</sup>** Sold Date **26-Apr-19**

Distance **0.13km**

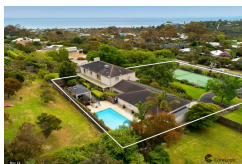


**79 Bay Road Mount Martha VIC 3934**

 4  3  2

Sold Price **\$2,200,000** Sold Date **04-Nov-18**

Distance **0.19km**



**92 Bay Road Mount Martha VIC 3934**

 4  2  6

Sold Price **\$2,200,000** Sold Date **04-Mar-19**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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