

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 542 Esplanade Esplanade, Mount Martha Vic 3934

Indicative selling price

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

Range between \$3,800,000 & \$4,100,000

Median sale price

Median price \$1,215,500 Property Type House Suburb Mount Martha

Period - From 01/10/2019 to 31/12/2019 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	70 Bay Rd MOUNT MARTHA 3934	\$4,000,000	11/11/2019
2			
3			

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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James Crowder
(03) 9708 8667
0407 813 377

james@communityrealestate.com.au

Indicative Selling Price

\$3,800,000 - \$4,100,000

Median House Price

December quarter 2019: \$1,215,500



 4  3  2

Property Type: House

Land Size: 2523 sqm approx

Agent Comments

Comparable Properties



70 Bay Rd MOUNT MARTHA 3934 (REI/VG)

Agent Comments

 4  3  2

Price: \$4,000,000

Method: Private Sale

Date: 11/11/2019

Rooms: 8

Property Type: House (Res)

Land Size: 1846 sqm approx

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.