

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 21 Parer Street, Mount Martha Vic 3934

Indicative selling price

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

Range between \$2,150,000 & \$2,350,000

Median sale price

Median price \$920,000 House Suburb Mount Martha
Period - From 1 Sept 2016 to 25 Sept 2017 Source REA

Comparable property sales

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.

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1. 25 Osborne Drive, Mount Martha	\$2,100,000	22/03/2017
2.	\$	
3.	\$	

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
Dean McPherson – Mobile 0412 857 440
Email: dean.mcpherson@nl.com.au

DATE Prepared: 13th October 2017