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#### 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	46 Panorama Drive, Mount Martha Vic 3934
Including suburb and	
postcode	

### Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
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#### Median sale price

Median price	\$887,500	Hou	ıse X	Unit		Suburb	Mount Martha
Period - From	01/04/2017	to	30/06/2017		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	49 Scenic View Dr MOUNT MARTHA 3934	\$1,150,000	26/04/2017
2	62 Panorama Dr MOUNT MARTHA 3934	\$1,125,000	14/03/2017
3	93 Panorama Dr MOUNT MARTHA 3934	\$1,105,000	05/06/2017

#### 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.

**Account** - Bon Accorde Property Services | P: 03 5974 8900 | F: 03 5974 8399

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