

# 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

85 38 Hopetoun Avenue, Mount Martha Vic 3934 Id

#### Indicative selling price

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

Range between	\$1,500,000	&	\$1,630,000		
Median sale pri ┌─	ce			г	

Median price	\$948,500	Hou	ise X	Unit		Suburb	Mount Martha
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	14 Sunhill Rd MOUNT MARTHA 3934	\$1,600,000	31/07/2017
2	14 Legacy Dr MOUNT MARTHA 3934	\$1,600,000	24/06/2017
3	21 Greenfield Way MOUNT MARTHA 3934	\$1,555,000	11/09/2017

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.

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

