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3 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 778 sqm
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
March quarter 2017: \$1,012,500

Comparable Properties

40 Veda Av MOUNT MARTHA 3934 (REI)

Agent Comments

- -

Price: \$850,000
Method: Private Sale
Date: 01/05/2017
Rooms: -
Property Type: House (Res)

12 Blue Water Dr MOUNT MARTHA 3934 (REI)

Agent Comments

4 2 2

Price: \$795,000
Method: Private Sale
Date: 22/05/2017
Rooms: -
Property Type: House (Res)



39 Veda Av MOUNT MARTHA 3934 (REI)

Agent Comments

3 2 2

Price: \$772,000
Method: Private Sale
Date: 23/01/2017
Rooms: 4
Property Type: House
Land Size: 800 sqm

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 54 Hyperno Way, Mount Martha Vic 3934

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,012,500

House

Suburb Mount Martha

Period - From 01/01/2017 to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two 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.

| Address of comparable property | Price | Date of sale |
|------------------------------------|-----------|--------------|
| 40 Veda Av MOUNT MARTHA 3934 | \$850,000 | 01/05/2017 |
| 12 Blue Water Dr MOUNT MARTHA 3934 | \$795,000 | 22/05/2017 |
| 39 Veda Av MOUNT MARTHA 3934 | \$772,000 | 23/01/2017 |