

Joel Hood 03 5971 0300 0429 886 188 joel.hood@eview.com.au

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



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 778 sqm Agent Comments

Comparable Properties

40 Veda Av MOUNT MARTHA 3934 (REI)

-





Price: \$850,000 Method: Private Sale Date: 01/05/2017

Rooms: -

Property Type: House (Res)

Agent Comments

12 Blue Water Dr MOUNT MARTHA 3934 (REI) Agent Comments

4







Price: \$795.000 Method: Private Sale Date: 22/05/2017

Rooms: -

Property Type: House (Res)



39 Veda Av MOUNT MARTHA 3934 (REI)

-3





6

Price: \$772,000 Method: Private Sale Date: 23/01/2017 Rooms: 4

Property Type: House Land Size: 800 sqm

Account - Eview Group | P: 03 5971 0300 | F: 03 5971 0388





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.

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Agent Comments



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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	Pι	rop	erty	offer	ed for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$750,000	&	\$825,000
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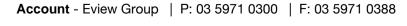
Median sale price

Median price	\$1,012,500	Н	ouse	Х		Su	burb	Mount Martha	
Period - From	01/01/2017	to	31/03	3/2017	9	Source	REIV	1	

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







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