

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

9 Malibu Way Mount Martha VIC 3934

Indicative selling price

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

Range Between

\$860,000

 &

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$923,500

 *House *Unit Suburb

Mount Martha

Period - From

June 2017

 to

May 2018

 Source

Core Logic

Comparable property sales

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. 58 Marriott Drive Mount Martha VIC 3934	\$885,000	18/10/2017
2. 4 Clydedale Court Mount Martha VIC 3934	\$995,000	31/01/2018
3. 2 Beethoven Court Mount Martha VIC 3934	\$900,000	31/05/2018

Property data source: Core Logic.