

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or  
locality and postcode

8 Marthas Ridge Drive, MOUNT MARTHA, VIC, 3934

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$ 650,000

or range between

\$

&

\$

### Median sale price

Median price

\$ 870,000

House

Unit

Suburb  
or locality

MOUNT MARTHA

Period - From

01/03/2016

to

01/03/2017

Source

APM PriceFinder

### Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.