

## 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 114 Bradford Road Mount Martha VIC 3439

### Indicative selling price

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

Range between \$1,600,000 and \$1,725,000

### Median sale price

Median price \$ **1,101,000** Suburb **Mount Martha, VIC**  
Property Type **House** Source Domain  
Time period from **September 2017** to **September 2018**

### 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. 62 Bradford Road Mount Martha VIC (Land)	\$2,000,000	02/02/2018
2. 220 Marine Drive Mount Martha	\$1,575,000	04/02/2018
3. 17 Ellerina Road Mount Martha	\$1,940,000	01/04/2018

**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.*