

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 88 Dominion Road, Mount Martha Vic 3934

Indicative selling price

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

Range between \$3,500,000 & \$3,700,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Mount Martha

Period - From 01/10/2022 to 30/09/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~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	6 Alice St MOUNT MARTHA 3934	\$3,600,000	15/08/2023
2			
3			

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.

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5 3 3

Property Type: House (Res)
Land Size: 1899 sqm approx
Agent Comments

Indicative Selling Price
\$3,500,000 - \$3,700,000
Median House Price
Year ending September 2023: \$1,600,000

Comparable Properties



6 Alice St MOUNT MARTHA 3934 (REI/VG)

Agent Comments

4 3 2

Price: \$3,600,000
Method: Private Sale
Date: 15/08/2023
Property Type: House (Res)
Land Size: 1250 sqm approx

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.