Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 88 Dominion Road, Mount Martha Vic 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$3,500,000		&		\$3,700,000					
Median sale p	rice									
Median price	\$1,600,000	Pro	operty Type	Hou	se		Suburb	Mount Martha		
Period - From	01/10/2022	to	30/09/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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.

This Statement of Information was prepared on:

24/10/2023 11:16







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)

Price: \$3,600,000 Method: Private Sale Date: 15/08/2023

Property Type: House (Res) Land Size: 1250 sqm approx **/G)** Agent Comments

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.

Account - Marshall White | P: 03 9822 9999



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