

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 34 Glenisla Drive, MOUNT MARTHA VIC 3934

Indicative selling price

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

Fixed price: \$1,195,000

Median sale price

Median price \$ **\$1,022,500** Suburb **Mount Martha, VIC**
 Property Type **House** Source **realestate.com.au**
 Time period from **January 2018 to January 2019**

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. 30 Dominion Road, MOUNT MARTHA VIC 3934	\$1,500,800	15 / 09 / 2018
2. 86 Kilburn Grove, MOUNT MARTHA VIC 3934	\$1,100,000	03 / 12 / 2018
3. 22 Dorset Road, MOUNT MARTHA VIC 3934	\$1,125,000	31 / 10 / 2018