

# 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  
Including suburb and  
postcode

32 Elspeth Circuit Mount Martha VIC 3934

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

\*House

X

\*Unit

Suburb

Mount Martha

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

### 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

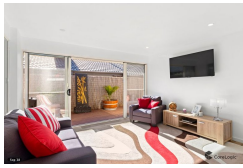
15 Elspeth Circuit Mount Martha VIC 3934	\$680,000	05-Feb-19
6 Henrietta Place Mount Martha VIC 3934	\$730,000	16-Oct-18
19 Marthas Ridge Drive Mount Martha VIC 3934	\$750,000	19-Sep-18

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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**15 Elspeth Circuit Mount Martha VIC 3934** Sold Price <sup>RS</sup> **\$680,000** Sold Date **05-Feb-19**  
 Distance **0.06km**  
 4 beds 2 bathrooms 2 cars



**6 Henrietta Place Mount Martha VIC 3934** Sold Price **\$730,000** Sold Date **16-Oct-18**  
 Distance **0.6km**  
 4 beds 2 bathrooms 2 cars



**19 Marthas Ridge Drive Mount Martha VIC 3934** Sold Price **\$750,000** Sold Date **19-Sep-18**  
 Distance **0.76km**  
 4 beds 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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