

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	10 Sinclair Court, Mount Martha Vic 3934
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**Indicative selling price**

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

Range between	\$2,000,000	&	\$2,200,000	
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**Median sale price**

Median price	\$948,500	House	X	Unit		Suburb	Mount Martha
Period - From	01/07/2017	to	30/09/2017	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	135 Hopetoun Av MOUNT MARTHA 3934	\$2,403,000	13/05/2017
2	28 Deakin Dr MOUNT MARTHA 3934	\$1,902,000	01/08/2017
3	11 Esher Rise MOUNT MARTHA 3934	\$1,800,000	19/08/2017

**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.~~