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## STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

35 Churchill Road Mount Martha VIC 3934

6 3 5

### Indicative Selling Price

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

Range between \$1,925,000 & \$2,075,000

### Median Sale Price

\$960,000 Houses in Mount martha between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

### Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**4 Shearwater Drive Mount Martha VIC 3934**

4 2 3

Sold Price **\$2,200,000**

Sold Date **18-Apr-19**

Distance **0.37km**



**297 Esplanade Mount Martha VIC 3934**

4 3 2

Sold Price **\$2,000,000**

Sold Date **11-Jan-19**

Distance **0.79km**



**16 Headland Waters Mount Martha VIC 3934**

4 3 2

Sold Price **\$1,760,000<sup>UN</sup>**

Sold Date **23-May-19**

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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