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<br>Including suburb and postcode | 49B VEDA AVENUE 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 | $720,000 | & | $792,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $770,000 | Property type | Unit | Suburb | Mount Martha |
| Period-from | 01 Dec 2023 | to | 30 Nov 2024 | 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 6 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 |
|---|---|---|
| 13/40 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934 | $720,000 | 21-Nov-24 |
| 15/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934 | $790,000 | 04-Jul-24 |
| 4/26 MAXWELL STREET MORNINGTON VIC 3931 | $750,000 | 25-Nov-24 |

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 6 months.~~

This Statement of Information was prepared on: 14 December 2024

nick Girolami
M 0401844566
E nick.girolami@belleproperty.com



**13/40 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934**

2 1 1

Sold Price RS $720,000 Sold Date 21-Nov-24

Distance 1.01km



**15/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934**

3 2 2

Sold Price $790,000 Sold Date 04-Jul-24

Distance 1.06km



**4/26 MAXWELL STREET MORNINGTON VIC 3931**

3 2 2

Sold Price RS $750,000 Sold Date 25-Nov-24

Distance 1.48km

**RS** = Recent sale **UN** = Undisclosed Sale

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