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	11 MANSON LANE 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	$775,000	&	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,450,000	Property type	House	Suburb	Mount Martha
Period-from	01 Nov 2023	to	31 Oct 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
9 HYPERNO WAY MOUNT MARTHA VIC 3934	830000	24-Sep-24
29 BAYVIEW ROAD MORNINGTON VIC 3931	800000	22-Aug-24
16 MEADOW CREST CIRCUIT MOUNT MARTHA VIC 3934	800000	14-Aug-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.~~

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9 HYPERNO WAY MOUNT MARTHA VIC 3934

4 2 2

Sold Price RS 830000 Sold Date 24-Sep-24

Distance 0.78km



29 BAYVIEW ROAD MORNINGTON VIC 3931

3 1 2

Sold Price RS 800000 UN Sold Date 22-Aug-24

Distance 1.28km



16 MEADOW CREST CIRCUIT MOUNT MARTHA VIC 3934

3 2 2

Sold Price Sold Date 14-Aug-24

Distance 1.16km

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

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