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	9 TOLMIE WAY 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	$870,000	&	$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,590,000	Property type	House	Suburb	Mount Martha
Period-from	01 Apr 2022	to	31 Mar 2023	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
7 BAY RISE DRIVE MORNINGTON VIC 3931	$930,000	21-Dec-22
2 TANGERINE COURT MOUNT MARTHA VIC 3934	$920,000	19-Jan-23
11 MULSANNE WAY MORNINGTON VIC 3931	$920,000	09-Feb-23

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: 24 April 2023

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7 BAY RISE DRIVE MORNINGTON VIC 3931

4 2 2

Sold Price **$930,000** Sold Date **21-Dec-22**

Distance **0.96km**



2 TANGERINE COURT MOUNT MARTHA VIC 3934

4 2 2

Sold Price **$920,000** Sold Date **19-Jan-23**

Distance **1.02km**



11 MULSANNE WAY MORNINGTON VIC 3931

3 2 3

Sold Price Sold Date **09-Feb-23**

Distance **1.07km**

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

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