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	3/130A Bentons Road 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	$780,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$650,000	Property type	Unit	Suburb	Mount Martha
Period-from	01 Jul 2020	to	30 Jun 2021	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
4/60 Green Island Avenue Mount Martha VIC 3934	$805,000	29-Mar-21
5 Marthas Walk Mount Martha VIC 3934	$825,000	11-Mar-21
1/19 Hakea Drive Mount Martha VIC 3934	$791,000	24-Feb-21

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: 12 July 2021

CONSUMER AFFAIRS VICTORIA

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4/60 Green Island Avenue Mount Martha VIC 3934

3 2 2

Sold Price **$805,000** Sold Date **29-Mar-21**

Distance **0.22km**



5 Marthas Walk Mount Martha VIC 3934

3 2 2

Sold Price **$825,000** Sold Date **11-Mar-21**

Distance **0.52km**



1/19 Hakea Drive Mount Martha VIC 3934

3 - -

Sold Price **$791,000** Sold Date **24-Feb-21**

Distance **0.58km**

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

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