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 Simpson Court 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	$1,000,000	Property type	Land	Suburb	Mount Martha
Period-from	01 Oct 2020	to	30 Sep 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.~~

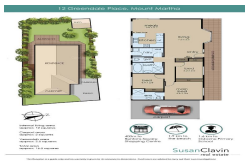
Address of comparable property	Price	Date of sale
12 Greendale Place Mount Martha VIC 3934	$840,000	29-May-21
34 Meadow View Place Mornington VIC 3931	$855,000	04-Aug-21

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: 07 October 2021

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12 Greendale Place Mount Martha VIC 3934

3 2 2

Sold Price **$840,000** Sold Date **29-May-21**

Distance **0.39km**



34 Meadow View Place Mornington VIC 3931

3 2 1

Sold Price RS **$855,000** Sold Date **04-Aug-21**

Distance **0.74km**

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

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