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 SWEETLANDS 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	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,530,000	Property type	House	Suburb	Mount Martha
Period-from	01 Mar 2021	to	28 Feb 2022	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 MULSANNE WAY MORNINGTON VIC 3931	$1,086,000	10-Feb-22
35 TINTAGEL WAY MORNINGTON VIC 3931	$1,135,000	02-Dec-21
13 LONGWOOD DRIVE MORNINGTON VIC 3931	$1,150,000	29-Nov-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: 22 March 2022

CONSUMER AFFAIRS VICTORIA

Chris Fyfe
M 0417535990
E christopherfyfe@stonerealestate.com.au



4 MULSANNE WAY MORNINGTON VIC 3931

3 2 2

Sold Price RS $1,086,000 Sold Date 10-Feb-22

Distance 1.91km



35 TINTAGEL WAY MORNINGTON VIC 3931

3 2 2

Sold Price $1,135,000 Sold Date 02-Dec-21

Distance 0.8km



13 LONGWOOD DRIVE MORNINGTON VIC 3931

4 2 6

Sold Price $1,150,000 Sold Date 29-Nov-21

Distance 0.89km

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

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