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	6 CHATEAUX CLOSE 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	$1,500,000	&	$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,582,000	Property type	House	Suburb	Mount Martha
Period-from	01 Jan 2022	to	31 Dec 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
71 BALCOMBE DRIVE MOUNT MARTHA VIC 3934	$1,570,000	12-Aug-22
47 BALCOMBE DRIVE MOUNT MARTHA VIC 3934	$1,600,000	28-Dec-22
9 HARMONY RISE MORNINGTON VIC 3931	$1,595,000	21-Sep-22

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: 25 January 2023

Lauren Wild
P 03 5970 8000
M 0413 487 179
E laurenwild@stonerealestate.com.au



71 BALCOMBE DRIVE MOUNT MARTHA VIC 3934

4 2 2

Sold Price **$1,570,000** Sold Date **12-Aug-22**

Distance **0.3km**



47 BALCOMBE DRIVE MOUNT MARTHA VIC 3934

4 2 2

Sold Price RS **$1,600,000** Sold Date **28-Dec-22**

Distance **0.35km**



9 HARMONY RISE MORNINGTON VIC 3931

4 3 3

Sold Price **$1,595,000** Sold Date **21-Sep-22**

Distance **0.96km**

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

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