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	7/8 TANGERINE 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	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$785,000	Property type	Unit	Suburb	Mount Martha
Period-from	01 Dec 2021	to	30 Nov 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
13/131 RACECOURSE ROAD MOUNT MARTHA VIC 3934	$790,000	04-Aug-22
1/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$790,000	10-Nov-22
5/14 MAXWELL STREET MORNINGTON VIC 3931	$785,000	12-Oct-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: 05 December 2022

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13/131 RACECOURSE ROAD MOUNT MARTHA VIC 3934

3 1 2

Sold Price **$790,000** Sold Date **04-Aug-22**

Distance **0.28km**



1/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **RS $790,000** Sold Date **10-Nov-22**

Distance **1.48km**



5/14 MAXWELL STREET MORNINGTON VIC 3931

3 2 2

Sold Price **RS UN $785,000** Sold Date **12-Oct-22**

Distance **1.71km**

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

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