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	6/41 Green Island Avenue 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	$560,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$630,000	Property type	Unit	Suburb	Mount Martha
Period-from	01 Feb 2020	to	31 Jan 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
1/41 Green Island Avenue Mount Martha VIC 3934	$553,000	07-Nov-20
4/55 Van Ness Avenue Mornington VIC 3931	$552,000	18-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.

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1/41 Green Island Avenue Mount Martha VIC 3934

2 1 1

Sold Price **$553,000** Sold Date **07-Nov-20**

Distance **0.06km**



4/55 Van Ness Avenue Mornington VIC 3931

2 1 1

Sold Price RS **$552,000** Sold Date **18-Feb-21**

Distance **1km**

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

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