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	1 LAYTON CRESCENT 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	$796,000	&	$875,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,600,000	Property type	House	Suburb	Mount Martha
Period-from	01 Mar 2022	to	28 Feb 2023	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 VIVIAN WAY MOUNT MARTHA VIC 3934	$830,000	10-Jan-23
48 WANDELLA ROAD MORNINGTON VIC 3931	$800,000	03-Dec-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.

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12 VIVIAN WAY MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS **$830,000** Sold Date **10-Jan-23**

Distance **0.24km**



48 WANDELLA ROAD MORNINGTON VIC 3931

3 1 4

Sold Price **$800,000** Sold Date **03-Dec-22**

Distance **0.93km**

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

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