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	2 MELALEUCA ROAD 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	$1,200,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,530,000	Property type	House	Suburb	Mount Martha
Period-from	01 Apr 2021	to	31 Mar 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
16 MESSMATE COURT MOUNT MARTHA VIC 3934	$1,075,000	02-Nov-21
8 ERICA COURT MOUNT MARTHA VIC 3934	$1,230,000	04-Dec-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: 13 April 2022

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16 MESSMATE COURT MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$1,075,000** Sold Date **02-Nov-21**

Distance **0.13km**



8 ERICA COURT MOUNT MARTHA VIC 3934

4 2 2

Sold Price **$1,230,000** Sold Date **04-Dec-21**

Distance **0.41km**

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

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