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	15/41 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	$699,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$757,500	Property type	Unit	Suburb	Mount Martha
Period-from	01 Jun 2021	to	31 May 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
2/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$740,000	16-May-22
12/1 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$710,000	27-Jan-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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2/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

2 1 1

Sold Price RS **$740,000** Sold Date **16-May-22**

Distance **0.07km**



12/1 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

2 1 1

Sold Price **$710,000** Sold Date **27-Jan-22**

Distance **0.31km**

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

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