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<br>Including suburb and postcode | 2 ESSEX 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~~ | | or range between | $1,685,000 | & | $1,850,000 |

## 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 |
|---|---|---|
| 17 CORYULE ROAD MOUNT MARTHA VIC 3934 | $1,777,500 | 19-Nov-22 |
| 40 HOPETOUN AVENUE MOUNT MARTHA VIC 3934 | $1,830,000 | 12-Feb-23 |
| 13 SHERWOOD CRESCENT MOUNT MARTHA VIC 3934 | $2,000,000 | 02-Mar-23 |

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: 28 March 2023

DANCKERT
REAL ESTATE

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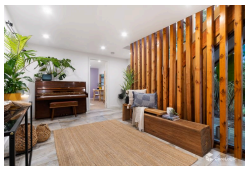
**17 CORYULE ROAD MOUNT MARTHA VIC 3934**

4 3 2

Sold Price **$1,777,500** Sold Date **19-Nov-22**

Distance **0.71km**



**40 HOPETOUN AVENUE MOUNT MARTHA VIC 3934**

4 2 3

Sold Price RS **$1,830,000** Sold Date **12-Feb-23**

Distance **0.37km**



**13 SHERWOOD CRESCENT MOUNT MARTHA VIC 3934**

4 3 2

Sold Price RS **$2,000,000** Sold Date **02-Mar-23**

Distance **0.35km**

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

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