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	3 SUN COURT 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	$700,000	&	$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$817,500	Property type	Unit	Suburb	Mount Martha
Period-from	01 Feb 2023	to	31 Jan 2024	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
3/80 BENTONS ROAD MOUNT MARTHA VIC 3934	$700,000	06-Dec-23
2/37 VAN NESS AVENUE MORNINGTON VIC 3931	$755,000	30-Dec-23
6/110 BUNGOWER ROAD MORNINGTON VIC 3931	$705,000	13-Nov-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: 16 February 2024

Kate Robinson
M 035970 8000
E k.robinson@belleproperty.com



3/80 BENTONS ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS $700,000 Sold Date 06-Dec-23

Distance 1.47km



2/37 VAN NESS AVENUE MORNINGTON VIC 3931

3 2 2

Sold Price RS $755,000 Sold Date 30-Dec-23

Distance 2.04km



6/110 BUNGOWER ROAD MORNINGTON VIC 3931

3 2 2

Sold Price RS $705,000 UN Sold Date 13-Nov-23

Distance 3.39km

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

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