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	8 ALBANY PLACE 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	$1,150,000	&	$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,500,000	Property type	House	Suburb	Mount Martha
Period-from	01 Mar 2021	to	28 Feb 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
8 ERICA COURT MOUNT MARTHA VIC 3934	$1,230,000	04-Dec-21
40 SHANNS AVENUE MOUNT MARTHA VIC 3934	$1,250,000	28-Oct-21
11 VEDA AVENUE MOUNT MARTHA VIC 3934	$1,170,000	31-Oct-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: 10 March 2022

DANCKERT
REAL ESTATE

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8 ERICA COURT MOUNT MARTHA VIC 3934

4 2 2

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

Distance **0.46km**



40 SHANNS AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$1,250,000** Sold Date **28-Oct-21**

Distance **0.25km**



11 VEDA AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **$1,170,000** Sold Date **31-Oct-21**

Distance **0.87km**

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

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