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	6 Byron Street 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	$2,150,000	&	$2,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,368,375	Property type	House	Suburb	Mount Martha
Period-from	01 Nov 2020	to	31 Oct 2021	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 Village Close Mount Martha VIC 3934	$1,950,000	15-May-21
28A Watson Road Mount Martha VIC 3934	$3,000,000	18-Oct-21
114 Bay Road Mount Martha VIC 3934	$1,660,000	21-Jun-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 November 2021

RT Edgar

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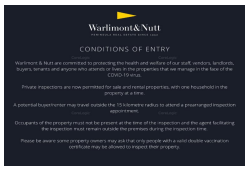
17 Village Close Mount Martha VIC 3934

3 2 2

Sold Price **$1,950,000** Sold Date **15-May-21**

Distance **0.34km**



28A Watson Road Mount Martha VIC 3934

4 2 2

Sold Price RS **$3,000,000** Sold Date **18-Oct-21**

Distance **0.34km**

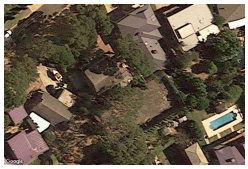


114 Bay Road Mount Martha VIC 3934

3 2 2

Sold Price **$1,660,000** Sold Date **21-Jun-21**

Distance **0.41km**



14 Walara Drive Mount Martha VIC 3934

4 2 2

Sold Price **$1,465,000** Sold Date **14-May-21**

Distance **0.86km**

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

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