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	23 MARRIOTT DRIVE 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	$1,200,000	&	$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,500,000	Property type	House	Suburb	Mount Martha
Period-from	01 Jan 2023	to	31 Dec 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
1 CLYDESDALE COURT MOUNT MARTHA VIC 3934	$1,270,000	17-Nov-23
6 DALE COURT MOUNT MARTHA VIC 3934	$1,245,000	14-Sep-23
12 MALIBU WAY MOUNT MARTHA VIC 3934	$1,170,000	11-Oct-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 January 2024

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1 CLYDESDALE COURT MOUNT MARTHA VIC 3934

4 2 3

Sold Price RS $1,270,000 Sold Date 17-Nov-23

Distance 0.05km



6 DALE COURT MOUNT MARTHA VIC 3934

4 2 2

Sold Price $1,245,000 Sold Date 14-Sep-23

Distance 0.28km



12 MALIBU WAY MOUNT MARTHA VIC 3934

4 2 2

Sold Price $1,170,000 Sold Date 11-Oct-23

Distance 0.33km



30 AMBERLEY DRIVE MOUNT MARTHA VIC 3934

4 2 2

Sold Price RS $1,330,000 Sold Date 10-Nov-23

Distance 0.77km



20 WALTHAM DRIVE MORNINGTON VIC 3931

4 2 6

Sold Price $1,355,000 Sold Date 21-Jul-23

Distance 1.11km

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

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