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 | 24 Shanns Avenue 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 | $1,550,000 | & | $1,650,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,050,000 | Property type | House | Suburb | Mount Martha |
| Period-from | 01 Jan 2020 | to | 31 Dec 2020 | 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 |
|---|---|---|
| 32A Birdrock Avenue Mount Martha VIC 3934 | $1,635,000 | 15-Jun-20 |
| 28 Craigie Road Mount Martha VIC 3934 | $1,590,000 | 02-Dec-20 |
| 4 Lea Street Mount Martha VIC 3934 | $1,545,000 | 30-Nov-20 |

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: 14 January 2021