

## Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

Address  
Including suburb and  
postcode

18 Shearwater 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

\$1,875,000

&amp;

\$2,055,000

## Median sale price

(\*Delete house or unit as applicable)

Median Price

\$975,000

\*House

X

\*Unit

Suburb

Mount Martha

Period-from

01 May 2018

to

30 Apr 2019

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 14 Capri Drive Mount Martha VIC 3934     | \$2,470,000 | 22-Dec-18 |
| 4 Shearwater Drive Mount Martha VIC 3934 | \$2,200,000 | 18-Apr-19 |
| 2 The Heads Mount Martha VIC 3934        | \$2,450,000 | 13-Dec-18 |

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.~~

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## 14 Capri Drive Mount Martha VIC 3934

4 2 2

Sold Price **\$2,470,000** Sold Date **22-Dec-18**

Distance **0.28km**



## 4 Shearwater Drive Mount Martha VIC 3934

4 2 3

Sold Price <sup>RS</sup> **\$2,200,000** Sold Date **18-Apr-19**

Distance **0.32km**



## 2 The Heads Mount Martha VIC 3934

4 2 3

Sold Price **\$2,450,000** Sold Date **13-Dec-18**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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