

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

6/6 Benjamin 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

\$800,000

&

\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Mar 2020

to

28 Feb 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

3/9 Cromdale Street Mount Martha VIC 3934	\$860,000	22-Mar-21
5 Marthas Walk Mount Martha VIC 3934	\$825,000	11-Mar-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: 27 March 2021



3/9 Cromdale Street Mount Martha VIC 3934

Sold Price

^{RS} **\$860,000**

Sold Date

22-Mar-21

3 2 2

Distance

0.12km



5 Marthas Walk Mount Martha VIC 3934

Sold Price

^{RS} **\$825,000**

Sold Date

11-Mar-21

3 2 2

Distance

0.67km

RS = Recent sale

UN = Undisclosed Sale

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