



STATEMENT OF INFORMATION

Prepared on 01 Jul 2019

Callum Lee

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

23 Beldarry Court Mount Martha VIC 3934

3 2 4

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$840,000 & \$870,000

Median Sale Price

\$960,000 Houses in Mount martha between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

Comparable Property Sales

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.



2 Eril Court Mount Martha VIC 3934	Sold Price	\$950,000	Sold Date	06-Mar-19
4 2 2			Distance	0.22km



1 Seachange Court Mount Martha VIC 3934	Sold Price	\$860,000	Sold Date	06-Apr-19
6 2 2			Distance	0.95km



6 Vivian Way Mount Martha VIC 3934	Sold Price	\$815,000	Sold Date	14-Feb-19
3 2 1			Distance	1.09km

RS = Recent sale

UN = Undisclosed Sale

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31 Boormanii Drive Mornington VIC Sold Price
3931

\$800,000

Sold Date **05-Jun-19**

4 3 4

Distance **1.53km**

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UN = Undisclosed Sale

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