

## 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

2 Hyperno Way Mount Martha VIC 3934

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,041,000

Property type

House

Suburb

Mount Martha

Period-from

01 Nov 2019

to

31 Oct 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

9 Vivian Way Mount Martha VIC 3934	\$830,000	23-Sep-20
183 Bentons Road Mornington VIC 3931	\$760,000	22-Oct-20
44 Caversham Drive Mornington VIC 3931	\$780,500	29-Jul-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: 17 November 2020



**9 Vivian Way Mount Martha VIC 3934**

4 2 2

Sold Price **\$830,000** Sold Date **23-Sep-20**

Distance **0.5km**



**183 Bentons Road Mornington VIC 3931**

4 2 2

Sold Price <sup>RS</sup> **\$760,000** <sup>UN</sup> Sold Date **22-Oct-20**

Distance **1.01km**



**44 Caversham Drive Mornington VIC 3931**

4 2 2

Sold Price **\$780,500** Sold Date **29-Jul-20**

Distance **1.24km**



**26 Bowman Drive Mornington VIC 3931**

4 2 2

Sold Price <sup>RS</sup> **\$780,000** Sold Date **23-Sep-20**

Distance **1.82km**

RS = Recent sale UN = Undisclosed Sale

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