

## 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

10 Manson Lane 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Oct 2018

to

30 Sep 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

8/30 Bentons Road Mount Martha VIC 3934	\$690,000	23-Sep-19
4/38 Ruth Road Mornington VIC 3931	\$680,000	11-Jul-19
15/26 Green Island Avenue Mount Martha VIC 3934	\$600,000	06-Jul-19

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: 31 October 2019



**8/30 Bentons Road Mount Martha VIC 3934**

3 2 2

Sold Price

<sup>RS</sup> **\$690,000**

Sold Date

**23-Sep-19**

Distance

**0.84km**

8 / 30 Bentons Road, Mount Martha

**4/38 Ruth Road Mornington VIC 3931**

3 2 2

Sold Price

**\$680,000**

Sold Date

**11-Jul-19**

Distance

**0.39km**



**15/26 Green Island Avenue Mount Martha VIC 3934**

3 2 2

Sold Price

<sup>RS</sup> **\$600,000** <sup>UN</sup>

Sold Date

**06-Jul-19**

Distance

**0.22km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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