

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

3 Florence 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

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Mount Martha

Period-from

01 Jul 2019

to

30 Jun 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

4 Florence Street Mount Martha VIC 3934	\$850,000	22-Apr-20
11 Florence Street Mount Martha VIC 3934	\$865,000	18-Mar-20
2 Tobys Lane Mount Martha VIC 3934	\$870,000	17-Jun-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: 29 July 2020



4 Florence Street Mount Martha VIC 3934 Sold Price ^{RS} **\$850,000** Sold Date **22-Apr-20**

4 2 2

Distance **0.05km**



11 Florence Street Mount Martha VIC 3934 Sold Price **\$865,000** Sold Date **18-Mar-20**

4 2 2

Distance **0.06km**



2 Tobys Lane Mount Martha VIC 3934 Sold Price ^{RS} **\$870,000** Sold Date **17-Jun-20**

5 2 2

Distance **0.08km**

RS = Recent sale UN = Undisclosed Sale

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