

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

13/2A BENTONS ROAD 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

\$785,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Nov 2023

to

31 Oct 2024

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

3/32 BENTONS ROAD MOUNT MARTHA VIC 3934	\$785,000	01-Mar-24
5/103 PRINCE STREET MORNINGTON VIC 3931	\$852,500	07-Nov-24
3/606 ESPLANADE MOUNT MARTHA VIC 3934	\$1,160,000	05-Feb-24

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: 26 November 2024



**3/32 BENTONS ROAD MOUNT
MARTHA VIC 3934**

2 2 2

Sold Price **\$785,000** Sold Date **01-Mar-24**

Distance **0.21km**

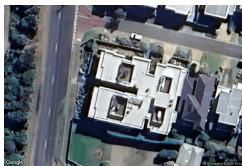


**5/103 PRINCE STREET
MORNINGTON VIC 3931**

3 1 2

Sold Price ^{RS} **\$852,500** Sold Date **07-Nov-24**

Distance **1.09km**



**3/606 ESPLANADE MOUNT
MARTHA VIC 3934**

3 - -

Sold Price **\$1,160,000** Sold Date **05-Feb-24**

Distance **0.19km**



**7/610 ESPLANADE MOUNT
MARTHA VIC 3934**

3 2 -

Sold Price **\$1,200,000** Sold Date **05-Jun-24**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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