

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

5 Vogel Avenue 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,225,000

Property type

House

Suburb

Mount Martha

Period-from

01 Jun 2020

to

31 May 2021

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

5 Dale Court Mount Martha VIC 3934	\$1,226,000	12-May-21
8 Homestead Lane Mount Martha VIC 3934	\$1,325,000	09-Mar-21
21 Amberley Drive Mount Martha VIC 3934	\$1,203,000	18-Mar-21

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 June 2021


5 Dale Court Mount Martha VIC 3934
 4  2  2

 Sold Price ^{RS} **\$1,226,000** Sold Date **12-May-21**

 Distance **0.9km**

8 Homestead Lane Mount Martha VIC 3934
 4  2  2

 Sold Price **\$1,325,000** Sold Date **09-Mar-21**

 Distance **0.34km**

21 Amberley Drive Mount Martha VIC 3934
 4  2  2

 Sold Price **\$1,203,000** Sold Date **18-Mar-21**

 Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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