

## 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 Melaleuca Road 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

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Mount Martha

Period-from

01 Oct 2019

to

30 Sep 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

8 Gurners Lane Mount Martha VIC 3934	\$705,000	02-Aug-20
3 Hurlstone Place Mornington VIC 3931	\$665,000	09-Jul-20
7 Norwegian Court Mount Martha VIC 3934	\$735,000	27-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: 05 October 2020


**8 Gurners Lane Mount Martha VIC 3934**

Sold Price

**\$705,000**

Sold Date **02-Aug-20**
 3  2  2

Distance **0.71km**

**3 Hurlstone Place Mornington VIC 3931**

Sold Price

**\$665,000**

Sold Date **09-Jul-20**
 3  2  2

Distance **1.76km**

**7 Norwegian Court Mount Martha VIC 3934**

Sold Price

**\$735,000**

Sold Date **27-Jun-20**
 3  2  2

Distance **1.5km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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