

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

12/200 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Aug 2019

to

31 Jul 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

2/130A Bentons Road Mount Martha VIC 3934	\$700,000	11-Mar-20
7/126 Bentons Road Mount Martha VIC 3934	\$650,000	12-Jun-20
8 Seacrest Place Mount Martha VIC 3934	\$600,000	23-Apr-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: 10 August 2020



2/130A Bentons Road Mount Martha VIC 3934

 3  2  2

Sold Price **\$700,000** Sold Date **11-Mar-20**

Distance **1.19km**

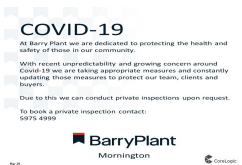


7/126 Bentons Road Mount Martha VIC 3934

 3  2  2

Sold Price ^{RS} **\$650,000** Sold Date **12-Jun-20**

Distance **1.21km**



8 Seacrest Place Mount Martha VIC 3934

 3  2  2

Sold Price **\$600,000** Sold Date **23-Apr-20**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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