

## 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

25 Settlers Way 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Mount Martha

Period-from

01 Jun 2019

to

31 May 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 18 Settlers Way Mount Martha VIC 3934   | \$660,750 | 16-Feb-20 |
| 10 Bayfield Court Mount Martha VIC 3934 | \$643,000 | 05-Feb-20 |
| 12 Pineview Court Mount Martha VIC 3934 | \$665,000 | 04-Feb-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 June 2020



**18 Settlers Way Mount Martha VIC 3934**

Sold Price

**\$660,750**

Sold Date

**16-Feb-20**

3

1

1

Distance

**0.03km**



**10 Bayfield Court Mount Martha VIC 3934**

Sold Price

**\$643,000**

Sold Date

**05-Feb-20**

3

1

2

Distance

**0.1km**



**12 Pineview Court Mount Martha VIC 3934**

Sold Price

**\$665,000**

Sold Date

**04-Feb-20**

3

2

2

Distance

**0.12km**

RS = Recent sale

UN = Undisclosed Sale

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