

## 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

9/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$930,000

&

\$970,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$748,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Aug 2022

to

31 Jul 2023

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

8/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$930,000	20-Jun-23
4/32 RUTH ROAD MORNINGTON VIC 3931	\$950,000	04-Apr-23

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.

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### 8/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price <sup>RS</sup> **\$930,000** Sold Date **20-Jun-23**

Distance **0.08km**



### 4/32 RUTHS ROAD MORNINGTON VIC 3931

3 2 2

Sold Price **\$950,000** Sold Date **04-Apr-23**

Distance **0.52km**

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

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