

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 Larter Court 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

\$1,195,000

&

\$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,368,375

Property type

House

Suburb

Mount Martha

Period-from

01 Oct 2020

to

30 Sep 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

3 Eril Court Mount Martha VIC 3934	\$1,317,500	04-May-21
5 Dale Court Mount Martha VIC 3934	\$1,226,000	12-May-21
6 Seachange Court Mount Martha VIC 3934	\$1,290,000	22-Jun-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: 19 October 2021



3 Eril Court Mount Martha VIC 3934 Sold Price **\$1,317,500** Sold Date **04-May-21**

3 2 2

Distance **0.13km**



5 Dale Court Mount Martha VIC 3934 Sold Price **\$1,226,000** Sold Date **12-May-21**

4 2 2

Distance **0.73km**



6 Seachange Court Mount Martha VIC 3934 Sold Price **\$1,290,000** Sold Date **22-Jun-21**

4 3 1

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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