

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

2 Willjohn Drive 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

\$1,650,000

&

\$1,795,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Mount Martha

Period-from

01 Sep 2020

to

31 Aug 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 Balcombe Drive Mount Martha VIC 3934	\$1,900,250	26-Apr-21
42 Balcombe Drive Mount Martha VIC 3934	\$1,705,000	02-Sep-21
14 Summerfield Drive Mornington VIC 3931	\$1,635,000	20-Aug-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.~~

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Sam Danckert
P 0359046446
M 0432444040
E sam@danckert.com.au



3 Balcombe Drive Mount Martha VIC 3934

5 2 8

Sold Price **\$1,900,250** Sold Date **26-Apr-21**

Distance **0.25km**



42 Balcombe Drive Mount Martha VIC 3934

4 3 6

Sold Price ^{RS} **\$1,705,000** ^{UN} Sold Date **02-Sep-21**

Distance **0.55km**



14 Summerfield Drive Mornington VIC 3931

4 2 4

Sold Price ^{RS} **\$1,635,000** Sold Date **20-Aug-21**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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