

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

16 St Ives Grove 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

\$1,285,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$937,500

*House

X

*Unit

Suburb

Mount Martha

Period-from

01 Jul 2018

to

30 Jun 2019

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

56 Dominion Road Mount Martha VIC 3934

\$1,200,000

30-Mar-19

70 Glenisla Drive Mount Martha VIC 3934

\$1,350,000

22-Feb-19

16 Somers Avenue Mount Martha VIC 3934

\$1,265,000

22-May-19

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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56 Dominion Road Mount Martha VIC 3934

3 2 2

Sold Price **\$1,200,000** Sold Date **30-Mar-19**

Distance **0.78km**



70 Glenisla Drive Mount Martha VIC 3934

4 4 2

Sold Price **\$1,350,000** Sold Date **22-Feb-19**

Distance **0.93km**



16 Somers Avenue Mount Martha VIC 3934

4 2 2

Sold Price ^{RS} **\$1,265,000** ^{UN} Sold Date **22-May-19**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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