Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

rty offered for sale								
Address cluding suburb and postcode 4 W	4 WINSTON COURT MOUNT MARTHA VIC 3934							
tive selling price meaning of this price see c	u/underc	c.gov.au	underquoting (Delete sing	le price	e or range a	s applicable)	
Single Price	or range between		9	\$2,300,000		&	\$2,500,000	
n sale price e house or unit as applicable								
Median Price \$1,4	\$1,421,000 Property type		erty type	House		Suburb	Mount Martha	
Period-from 01 J	01 Jan 2024 to 31 Dec 2024		So	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								
Single Price n sale price house or unit as applicable Median Price \$1,4 Period-from 01 J arable property sales (These are the three properte estate agent or agent's reprired.	or bet overty type 31 De overty type selow a kilometr	Prope to A or B b	or range between arty type 31 Dec 2024 elow as applilometres of the	\$2,300,0 House So icable)	ource	& Suburb	\$2,500,0 Mount Marth Corelogic months that the	na

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: 17 January 2025



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