

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

6 Blue Water 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

\$830,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Land

Suburb

Mount Martha

Period-from

01 Oct 2019

to

30 Sep 2020

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

4 Florence Street Mount Martha VIC 3934	\$850,000	24-Apr-20
12 Malibu Way Mount Martha VIC 3934	\$870,000	13-Jul-20
12 Trafalgar Square Mount Martha VIC 3934	\$821,500	10-Jul-20

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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4 Florence Street Mount Martha VIC 3934 Sold Price **\$850,000** Sold Date **24-Apr-20**
Distance **0.48km**

 4  2  2



12 Malibu Way Mount Martha VIC 3934 Sold Price **\$870,000** Sold Date **13-Jul-20**
Distance **0.54km**

 4  2  2



12 Trafalgar Square Mount Martha VIC 3934 Sold Price **\$821,500** Sold Date **10-Jul-20**
Distance **1.03km**

 3  2  4

RS = Recent sale UN = Undisclosed Sale

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