

## 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

76 BENTONS ROAD MOUNT MARTHA VIC 3934

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,622,500

Property type

House

Suburb

Mount Martha

Period-from

01 Dec 2021

to

30 Nov 2022

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

47 BOWMAN DRIVE MORNINGTON VIC 3931	\$1,200,000	24-Feb-22
12 NICHOLS DRIVE MORNINGTON VIC 3931	\$1,200,000	10-Mar-22
3 SNOW GUM WALK MORNINGTON VIC 3931	\$1,250,000	12-Feb-22

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: 07 December 2022


**47 BOWMAN DRIVE MORNINGTON  
VIC 3931**

Sold Price

**\$1,200,000**

Sold Date

**24-Feb-22**
 3

 2

 2

Distance

**1.77km**

**12 NICHOLS DRIVE MORNINGTON  
VIC 3931**

Sold Price

Sold Date

**10-Mar-22**
 3

 2

 2

Distance

**1.24km**

**3 SNOW GUM WALK  
MORNINGTON VIC 3931**

Sold Price

**\$1,250,000**

Sold Date

**12-Feb-22**
 3

 2

 4

Distance

**1.13km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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