

## 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

27 Augusta Street 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

\$1,950,000

&

\$2,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,041,000

Property type

House

Suburb

Mount Martha

Period-from

01 Nov 2019

to

31 Oct 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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 159 Somerset Drive Mount Martha VIC 3934 | \$1,950,000 | 25-Jun-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.

This Statement of Information was prepared on: 26 November 2020



**159 Somerset Drive Mount Martha  
VIC 3934**

Sold Price

**\$1,950,000**

Sold Date

**25-Jun-20**



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Distance

**1.78km**

RS = Recent sale

UN = Undisclosed Sale

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