

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

7 Vivian Way 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

\$950,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Mount Martha

Period-from

01 Oct 2020

to

30 Sep 2021

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

2 Mulberry Drive Mount Martha VIC 3934	\$950,000	20-Apr-21
22 Galilee Court Mount Martha VIC 3934	\$980,000	29-May-21
13 Frances Drive Mount Martha VIC 3934	\$1,187,000	04-Aug-21

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: 15 October 2021



2 Mulberry Drive Mount Martha VIC 3934

Sold Price

\$950,000

Sold Date

20-Apr-21

3

2

2

Distance

0.28km



22 Galilee Court Mount Martha VIC 3934

Sold Price

\$980,000

Sold Date

29-May-21

3

2

3

Distance

0.47km



13 Frances Drive Mount Martha VIC 3934

Sold Price

^{RS} **\$1,187,000**

Sold Date

04-Aug-21

3

2

4

Distance

0.74km

RS = Recent sale

UN = Undisclosed Sale

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