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Member of REIV

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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 11 Messmate Court Mount Martha 3934

Including suburb and
postcode

Indicative selling price

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

Single price \$850,000 or range between \$* & \$

Median sale price

Median price \$1,395,000 Property Type House Suburb Mount Martha

Period - From 26/05/2020 to 25/05/2021 Source REIV

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 six 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
1 57, Hyperno Way, Mount Martha, VIC, 3934, Australia	\$827,000	28/05/2021
2 6, Esperance Court, Mount Martha, VIC, 3934, Australia	\$890,000	09/04/2021
3 8, Carol Street, Mornington, VIC, 3931, Australia	\$880,000	16/03/2021

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 six months.

This Statement of Information was prepared on: 15/06/2021