

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

2 Caroline Court 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$908,000

Property type

House

Suburb

Mount Martha

Period-from

01 Sep 2018

to

31 Aug 2019

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 Meadow Crest Circuit Mount Martha VIC 3934	\$650,000	11-Sep-19
3 Sweetlands Court Mount Martha VIC 3934	\$665,000	28-Apr-19
8 Warilda Court Mornington VIC 3931	\$650,000	21-May-19

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: 28 September 2019



2 Meadow Crest Circuit Mount Martha VIC 3934

3 2 2

Sold Price **\$650,000** Sold Date **11-Sep-19**

Distance **0.1km**



3 Sweetlands Court Mount Martha VIC 3934

3 2 2

Sold Price **\$665,000** Sold Date **28-Apr-19**

Distance **0.15km**



8 Warilda Court Mornington VIC 3931

3 2 2

Sold Price **\$650,000** Sold Date **21-May-19**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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