

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

7/90 Bentons Road 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

\$580,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Feb 2020

to

31 Jan 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

8 Bayliss Rise Mount Martha VIC 3934	\$565,000	21-Oct-20
1/41 Green Island Avenue Mount Martha VIC 3934	\$553,000	07-Nov-20
2 Bayliss Rise Mount Martha VIC 3934	\$567,000	11-Dec-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: 01 February 2021


8 Bayliss Rise Mount Martha VIC 3934
 2  2  1

 Sold Price **\$565,000** Sold Date **21-Oct-20**

 Distance **0.09km**

1/41 Green Island Avenue Mount Martha VIC 3934
 2  1  1

 Sold Price **\$553,000** Sold Date **07-Nov-20**

 Distance **0.15km**

2 Bayliss Rise Mount Martha VIC 3934
 2  2  1

 Sold Price ^{RS} **\$567,000** Sold Date **11-Dec-20**

 Distance **0.15km**

2/26 Maxwell Street Mornington VIC 3931
 3  2  2

 Sold Price ^{RS} **\$649,000** Sold Date **06-Jan-21**

 Distance **0.3km**

3/1 Benambra Street Mornington VIC 3931
 3  1  1

 Sold Price ^{RS} **\$650,000** Sold Date **12-Nov-20**

 Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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