

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

5/593 Esplanade 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

\$639,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Feb 2019

to

31 Jan 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

6/30 Bentons Road Mount Martha VIC 3934	\$644,000	13-Nov-19
5/30 Bentons Road Mount Martha VIC 3934	\$655,500	08-Dec-19
13 Cromdale Street Mount Martha VIC 3934	\$695,000	11-Jul-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: 20 February 2020

SHORELINE

REAL ESTATE

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**6/30 Bentons Road Mount Martha
VIC 3934**

Sold Price

\$644,000

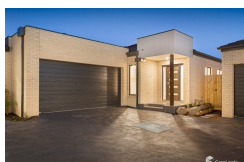
Sold Date

13-Nov-19

 3  2  2

Distance

0.49km



**5/30 Bentons Road Mount Martha
VIC 3934**

Sold Price

\$655,500

Sold Date

08-Dec-19

 3  2  2

Distance

0.5km



**13 Cromdale Street Mount Martha
VIC 3934**

Sold Price

\$695,000

Sold Date

11-Jul-19

 3  2  2

Distance

0.51km

RS = Recent sale

UN = Undisclosed Sale

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