

## 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

23 FINLAYSON AVENUE MOUNT MARTHA VIC 3934

### Indicative selling price

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

Single Price

or range  
between

\$1,950,000

&

\$2,090,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Mount Martha

Period-from

01 Jun 2022

to

31 May 2023

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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 42 WATERVIEW DRIVE MOUNT MARTHA VIC 3934  | \$2,180,000 | 21-Apr-23 |
| 52 STANLEY CRESCENT MOUNT MARTHA VIC 3934 | \$2,150,042 | 20-Sep-22 |
| 87 PANORAMA DRIVE MOUNT MARTHA VIC 3934   | \$1,900,000 | 09-Mar-23 |

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: 08 June 2023

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## 42 WATERVIEW DRIVE MOUNT MARTHA VIC 3934

4 3 3

Sold Price <sup>RS</sup> **\$2,180,000** Sold Date **21-Apr-23**

Distance **1.06km**



## 52 STANLEY CRESCENT MOUNT MARTHA VIC 3934

4 3 2

Sold Price **\$2,150,042** Sold Date **20-Sep-22**

Distance **1.07km**



## 87 PANORAMA DRIVE MOUNT MARTHA VIC 3934

4 2 2

Sold Price <sup>RS</sup> **\$1,900,000** Sold Date **09-Mar-23**

Distance **1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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