

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 12/26 GREEN ISLAND AVENUE, MOUNT MARTHA

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$540,000 & \$570,000

Median sale price

Median price \$755,000 Property type UNIT Suburb MOUNT MARTHA

Period - From 1/1/2020 to 31/3/2020 Source REIV

Comparable property sales

- 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. 1/53 VAN NESS AVENUE, MORNINGTON	\$560,000	JAN 2020
2. 3/2 OAKLAND STREET, MORNINGTON	\$567,000	FEB 2020
3. 2/18 FRANCES DRIVE, MOUNT MARTHA	\$595,000	MAY 2020

This Statement of Information was prepared on: 09/07/2020