

## 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

9 Hedges Court 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

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,407,500

Property type

House

Suburb

Mount Martha

Period-from

01 Jan 2021

to

31 Dec 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 16 Ozone Avenue Mount Martha VIC 3934     | \$1,750,000 | 21-Dec-21 |
| 18 Morrisons Avenue Mount Martha VIC 3934 | \$1,791,000 | 11-Nov-21 |
| 106 Dominion Road Mount Martha VIC 3934   | \$1,750,000 | 27-Oct-21 |

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: 11 January 2022

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**16 Ozone Avenue Mount Martha VIC 3934** Sold Price <sup>RS</sup> **\$1,750,000** Sold Date **21-Dec-21**

4 2 1

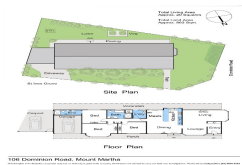
Distance **0.32km**



**18 Morrisons Avenue Mount Martha VIC 3934** Sold Price **\$1,791,000** Sold Date **11-Nov-21**

3 2 1

Distance **0.93km**



**106 Dominion Road Mount Martha VIC 3934** Sold Price <sup>RS</sup> **\$1,750,000** Sold Date **27-Oct-21**

3 2 2

Distance **1.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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