

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 Kerry Avenue 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Mount Martha

Period-from

01 Nov 2018

to

31 Oct 2019

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

56 Carnoustie Grove Mornington VIC 3931	\$700,000	10-Aug-19
55 Separation Street Mornington VIC 3931	\$635,000	23-Aug-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: 12 November 2019



**56 Carnoustie Grove Mornington
VIC 3931**

3 1 2

Sold Price

^{RS} **\$700,000** Sold Date **10-Aug-19**

Distance **0.31km**



**55 Separation Street Mornington
VIC 3931**

3 1 2

Sold Price

^{RS} **\$635,000** Sold Date **23-Aug-19**

Distance **1.72km**

RS = Recent sale **UN** = Undisclosed Sale

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