

## 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

41 Dorset Road 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

\$820,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,130,000

Property type

Land

Suburb

Mount Martha

Period-from

01 Oct 2018

to

30 Sep 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 64 Walara Drive Mount Martha VIC 3934   | \$930,000 | 03-May-19 |
| 10 Cambridge Road Mount Martha VIC 3934 | \$902,500 | 25-Sep-19 |
| 1 Durham Court Mount Martha VIC 3934    | \$890,000 | 04-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.~~

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**64 Walara Drive Mount Martha VIC 3934**

4 2 4

Sold Price

**\$930,000**

Sold Date

**03-May-19**

Distance

**0.1km**



**10 Cambridge Road Mount Martha VIC 3934**

4 1 2

Sold Price

<sup>RS</sup> **\$902,500**

Sold Date

**25-Sep-19**

Distance

**0.16km**



**1 Durham Court Mount Martha VIC 3934**

4 2 4

Sold Price

**\$890,000**

Sold Date

**04-Aug-19**

Distance

**0.25km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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