

## 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

2/14 CROMDALE STREET 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,502,500

Property type

House

Suburb

Mount Martha

Period-from

01 Jun 2023

to

31 May 2024

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

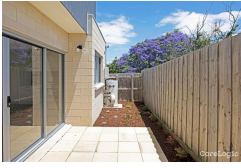
Date of sale

6 MOONA AVENUE MORNINGTON VIC 3931	\$975,000	17-May-24
6/63 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$925,000	23-Apr-24
11A SEATON ROAD MORNINGTON VIC 3931	\$950,000	16-Feb-24

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: 14 June 2024



**6 MOONA AVENUE MORNINGTON  
VIC 3931**

 3  2  1

Sold Price <sup>RS</sup> **\$975,000** <sup>UN</sup> Sold Date **17-May-24**

Distance **1.84km**



**6/63 GREEN ISLAND AVENUE  
MOUNT MARTHA VIC 3934**

 3  2  2

Sold Price <sup>RS</sup> **\$925,000** Sold Date **23-Apr-24**

Distance **0.86km**



**11A SEATON ROAD MORNINGTON  
VIC 3931**

 4  1  2

Sold Price **\$950,000** Sold Date **16-Feb-24**

Distance **0.67km**

RS = Recent sale      UN = Undisclosed Sale

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