

## 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

65 Marriott Drive 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Mount Martha

Period-from

01 Oct 2020

to

30 Sep 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

|                                           |             |           |
|-------------------------------------------|-------------|-----------|
| 80 Harrap Road Mount Martha VIC 3934      | \$1,180,000 | 03-Jul-21 |
| 2 Crest Court Mornington VIC 3931         | \$1,110,000 | 01-Jul-21 |
| 44 Killingholme Drive Mornington VIC 3931 | \$1,100,000 | 09-Mar-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.~~

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**80 Harrap Road Mount Martha VIC 3934**

Sold Price

**\$1,180,000**

Sold Date

**03-Jul-21**

5

2

2

Distance

**0.29km**



**2 Crest Court Mornington VIC 3931**

Sold Price

<sup>RS</sup> **\$1,110,000**

Sold Date

**01-Jul-21**

3

2

3

Distance

**0.4km**



**44 Killingholme Drive Mornington VIC 3931**

Sold Price

**\$1,100,000**

Sold Date

**09-Mar-21**

4

2

2

Distance

**0.83km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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