

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

7 AGONIS COURT 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

\$840,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

House

Suburb

Mount Martha

Period-from

01 Aug 2022

to

31 Jul 2023

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

15 BAYLISS RISE MOUNT MARTHA VIC 3934	\$945,000	16-Mar-23
5 DESERT HILL DRIVE MOUNT MARTHA VIC 3934	\$923,000	22-Jun-23
11 GURNERS LANE MOUNT MARTHA VIC 3934	\$935,000	16-Feb-23

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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15 BAYLISS RISE MOUNT MARTHA VIC 3934

3 2 2

Sold Price

^{RS} \$945,000

Sold Date

16-Mar-23

Distance

0.29km



5 DESERT HILL DRIVE MOUNT MARTHA VIC 3934

3 2 2

Sold Price

^{RS} \$923,000

Sold Date

22-Jun-23

Distance

0.43km



11 GURNERS LANE MOUNT MARTHA VIC 3934

3 2 2

Sold Price

\$935,000

Sold Date

16-Feb-23

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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