

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

3/32 Bentons Road 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$637,500

Property type

Unit

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

8/30 Bentons Road Mount Martha VIC 3934	\$690,000	23-Sep-19
33/2A Bentons Road Mount Martha VIC 3934	\$710,000	09-Oct-19
9/5 Simpson Court Mount Martha VIC 3934	\$654,000	02-Sep-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: 20 November 2019



**8/30 Bentons Road Mount Martha
VIC 3934**

Sold Price

^{RS} **\$690,000**

Sold Date

23-Sep-19

3 2 2

Distance

0.04km



**33/2A Bentons Road Mount Martha
VIC 3934**

Sold Price

^{RS} **\$710,000**

Sold Date

09-Oct-19

3 1 2

Distance

0.21km



**9/5 Simpson Court Mount Martha
VIC 3934**

Sold Price

\$654,000

Sold Date

02-Sep-19

2 2 1

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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