

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

61 Scenic View Drive 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,029,000

Property type

House

Suburb

Mount Martha

Period-from

01 Oct 2019

to

30 Sep 2020

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

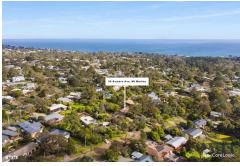
28 Somers Avenue Mount Martha VIC 3934	\$1,277,500	18-Sep-20
87 Panorama Drive Mount Martha VIC 3934	\$1,425,000	06-Oct-20
3 Glenisla Drive Mount Martha VIC 3934	\$1,325,000	05-May-20

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: 28 October 2020

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28 Somers Avenue Mount Martha
VIC 3934

Sold Price ^{RS} **\$1,277,500** Sold Date **18-Sep-20**

 3 2 2

Distance 0.2km



87 Panorama Drive Mount Martha
VIC 3934

Sold Price ^{RS} **\$1,425,000** Sold Date **06-Oct-20**

 3  2  2

Distance 0.23km



3 Glenisla Drive Mount Martha VIC
3934

Sold Price **\$1,325,000** Sold Date **05-May-20**

 3 2 2

Distance 1.15km

RS = Recent sale UN = Undisclosed Sale

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