

STATEMENT OF INFORMATION

3 BORONIA COURT, MOUNT MARTHA, VIC 3934

PREPARED BY SUSAN CLAVIN, EVIEW GROUP SOUTHERN PENINSULA



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 BORONIA COURT, MOUNT MARTHA, VIC 3 2 2

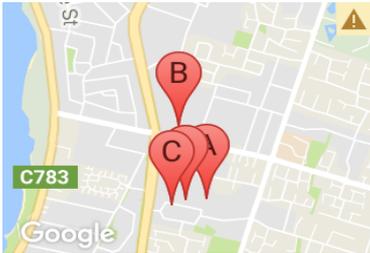
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$770,000 to \$830,000**

Provided by: Susan Clavin, eview Group Southern Peninsula

MEDIAN SALE PRICE



MOUNT MARTHA, VIC, 3934

Suburb Median Sale Price (House)

\$922,000

01 January 2017 to 31 December 2017

Provided by: pricfinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



54 HAKEA DR, MOUNT MARTHA, VIC 3934 3 2 2

Sale Price

\$865,000

Sale Date: 16/10/2017

Distance from Property: 133m



7 DARCY ST, MORNINGTON, VIC 3931 3 1 2

Sale Price

\$690,000

Sale Date: 22/07/2017

Distance from Property: 525m



8 MELALEUCA RD, MOUNT MARTHA, VIC 3934 4 2 4

Sale Price

\$823,000

Sale Date: 18/07/2017

Distance from Property: 100m



This report has been compiled on 30/01/2018 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2018 - www.pricfinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 BORONIA COURT, MOUNT MARTHA, VIC 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$770,000 to \$830,000

Median sale price

Median price \$922,000

House

Unit

Suburb

MOUNT MARTHA

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
54 HAKEA DR, MOUNT MARTHA, VIC 3934	\$865,000	16/10/2017
7 DARCY ST, MORNINGTON, VIC 3931	\$690,000	22/07/2017
8 MELALEUCA RD, MOUNT MARTHA, VIC 3934	\$823,000	18/07/2017