

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 1 & 2/20 BENTONS ROAD, MOUNT MARTHA

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 \$1,145,000 & \$1,195,000

Median sale price

Median price \$1,190,000 Property type House Suburb MOUNT MARTHA

Period - From 1/07/2020 to 30/09/2020 Source REIV

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 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
1. 32 Kooyonga Grove, Mornington	\$1,225,000	May 2020
2. 4a Dava Drive, Mornington	\$1,250,000	July 2020
3. 8 Carnoustie Grove, Mornington	\$1,280,000	October 2020

This Statement of Information was prepared on: 16/09/2019