

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

8 SUNSET PLACE 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

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,440,000

Property type

House

Suburb

Mount Martha

Period-from

01 Nov 2023

to

31 Oct 2024

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

31 PRESCOTT AVENUE MOUNT MARTHA VIC 3934

\$3,500,000

05-Sep-24

87 DOMINION ROAD MOUNT MARTHA VIC 3934

\$3,475,000

04-Sep-24

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.

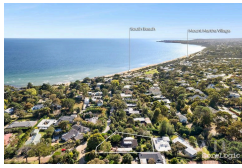
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31 PRESCOTT AVENUE MOUNT MARTHA VIC 3934

 5  3  2

Sold Price ^{RS} **\$3,500,000** ^{UN} Sold Date **05-Sep-24**

Distance **1.18km**



87 DOMINION ROAD MOUNT MARTHA VIC 3934

 5  3  3

Sold Price ^{RS} **\$3,475,000** ^{UN} Sold Date **04-Sep-24**

Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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