

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

6 Layton Crescent 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Mount Martha

Period-from

01 Jun 2019

to

31 May 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

7 Agonis Court Mount Martha VIC 3934	\$710,000	24-Feb-20
3 Hutchins Park Close Mornington VIC 3931	\$699,000	02-Dec-19
98 Maxwell Street Mornington VIC 3931	\$730,000	24-Feb-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: 02 June 2020



7 Agonis Court Mount Martha VIC 3934

3 2 1

Sold Price **\$710,000** Sold Date **24-Feb-20**

Distance **0.64km**

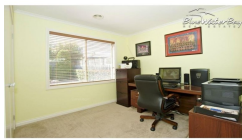


3 Hutchins Park Close Mornington VIC 3931

3 2 2

Sold Price **\$699,000** Sold Date **02-Dec-19**

Distance **1.46km**



98 Maxwell Street Mornington VIC 3931

3 2 2

Sold Price **\$730,000** Sold Date **24-Feb-20**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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