

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

3/579 ESPLANADE 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

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Oct 2023

to

30 Sep 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

2 SEACREST PLACE MOUNT MARTHA VIC 3934	\$820,000	20-May-24
199 OSBORNE DRIVE MOUNT MARTHA VIC 3934	\$885,000	06-Jun-24
5/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$820,000	25-Jun-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.~~

This Statement of Information was prepared on: 09 October 2024



2 SEACREST PLACE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$820,000** Sold Date **20-May-24**

Distance **0.83km**



199 OSBORNE DRIVE MOUNT MARTHA VIC 3934

3 2 1

Sold Price ^{RS} **\$885,000** Sold Date **06-Jun-24**

Distance **0.87km**



5/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 1

Sold Price **\$820,000** Sold Date **25-Jun-24**

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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