

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

11/50 Green Island Avenue 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

*House

*Unit

X

Suburb

Mount Martha

Period-from

01 Jul 2018

to

30 Jun 2019

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













12/50 Green Island Avenue Mount Martha VIC 3934	\$467,500	03-May-19
7/25 Darcy Street Mornington VIC 3931	\$520,000	28-Jan-19
2/50 Carnoustie Grove Mornington VIC 3931	\$480,000	03-Apr-19

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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	12/50 Green Island Avenue Mount Martha VIC 3934  2  1  1	Sold Price \$467,500 Sold Date 03-May-19 Distance 0.01km
	7/25 Darcy Street Mornington VIC 3931  2  1  1	Sold Price \$520,000 Sold Date 28-Jan-19 Distance 0.72km
	2/50 Carnoustie Grove Mornington VIC 3931  2  1  1	Sold Price \$480,000 Sold Date 03-Apr-19 Distance 0.87km

RS = Recent sale

UN = Undisclosed Sale

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