

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

16 Dickinson Grove 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

\$990,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Mount Martha

Period-from

01 Oct 2019

to

30 Sep 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

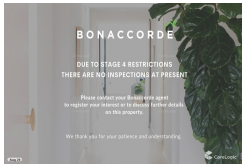
28 Dickinson Grove Mount Martha VIC 3934	\$1,033,000	13-Aug-20
39 Cornwall Crescent Mount Martha VIC 3934	\$960,000	31-Jul-20
35 Orana Drive Mount Martha VIC 3934	\$1,025,000	02-Oct-20

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.~~

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28 Dickinson Grove Mount Martha VIC 3934

Sold Price ^{RS} **\$1,033,000** Sold Date **13-Aug-20**

3 1 4

Distance **0.13km**



39 Cornwall Crescent Mount Martha VIC 3934

Sold Price **\$960,000** Sold Date **31-Jul-20**

3 2 2

Distance **0.64km**



35 Orana Drive Mount Martha VIC 3934

Sold Price ^{RS} **\$1,025,000** Sold Date **02-Oct-20**

3 2 2

Distance **0.86km**

RS = Recent sale **UN** = Undisclosed Sale

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