

## 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

2 LEA STREET MOUNT MARTHA VIC 3934

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,795,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,625,000

Property type

House

Suburb

Mount Martha

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 35 VICTORIA CRESCENT MOUNT MARTHA VIC 3934 | \$1,857,000 | 06-Oct-22 |
| 19 BAY VISTA CLOSE MOUNT MARTHA VIC 3934   | \$2,075,000 | 14-Apr-22 |
| 70-72 OSBORNE DRIVE MOUNT MARTHA VIC 3934  | \$2,200,000 | 29-Jun-22 |

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: 10 October 2022



## 35 VICTORIA CRESCENT MOUNT MARTHA VIC 3934

5 2 2

Sold Price <sup>RS</sup> **\$1,857,000** <sup>UN</sup> Sold Date **06-Oct-22**

Distance **1.19km**



## 19 BAY VISTA CLOSE MOUNT MARTHA VIC 3934

4 2 2

Sold Price **\$2,075,000** Sold Date **14-Apr-22**

Distance **1.1km**



## 70-72 OSBORNE DRIVE MOUNT MARTHA VIC 3934

4 2 2

Sold Price **\$2,200,000** Sold Date **29-Jun-22**

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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