

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

7 Fedra Street 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,029,000

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

1 Ruby Cove Mornington VIC 3931	\$790,000	05-Aug-20
5 Netherclift Court Mornington VIC 3931	\$765,000	07-Jul-20
28 Karina Street Mornington VIC 3931	\$785,000	18-Aug-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: 21 October 2020



1 Ruby Cove Mornington VIC 3931

Sold Price ^{RS} **\$790,000** ^{UN} Sold Date **05-Aug-20**

3 2 2

Distance **1.22km**



5 Netherclift Court Mornington VIC 3931

Sold Price **\$765,000** Sold Date **07-Jul-20**

3 2 2

Distance **1.71km**



28 Karina Street Mornington VIC 3931

Sold Price ^{RS} **\$785,000** Sold Date **18-Aug-20**

3 2 2

Distance **1.94km**

RS = Recent sale UN = Undisclosed Sale

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