

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

15 Somerset Drive 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,055,000

Property type

House

Suburb

Mount Martha

Period-from

01 Feb 2020

to

31 Jan 2021

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

16 Dickinson Grove Mount Martha VIC 3934	\$990,000	17-Dec-20
21 Somerset Drive Mount Martha VIC 3934	\$1,020,000	08-Nov-20
39 Cornwall Crescent Mount Martha VIC 3934	\$960,000	31-Jul-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: 01 February 2021



16 Dickinson Grove Mount Martha VIC 3934

3 2 2

Sold Price

^{RS} \$990,000 ^{UN}

Sold Date 17-Dec-20

Distance 1.19km

Notes from your agent

Sold for \$990,000



21 Somerset Drive Mount Martha VIC 3934

3 2 2

Sold Price

\$1,020,000

Sold Date 08-Nov-20

Distance 0.07km



39 Cornwall Crescent Mount Martha VIC 3934

3 2 2

Sold Price

\$960,000

Sold Date 31-Jul-20

Distance 0.9km



28 Dickinson Grove Mount Martha VIC 3934

2 1 4

Sold Price

\$1,033,000

Sold Date 13-Aug-20

Distance 1.07km



22 Hooper Grove Mount Martha VIC 3934

3 1 1

Sold Price

\$1,015,000

Sold Date 02-Nov-20

Distance 1.1km

RS = Recent sale

UN = Undisclosed Sale

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**2 Roslyn Street Mount Martha VIC
3934**

Sold Price

\$960,000

Sold Date

25-Sep-20



3



2



3

Distance

1.23km

RS = Recent sale

UN = Undisclosed Sale

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