

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

5/1 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

\$720,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jul 2021

to

30 Jun 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

12/1 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$710,000	27-Jan-22
15/90 BENTONS ROAD MOUNT MARTHA VIC 3934	\$736,000	18-Jun-22
5/804 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$785,000	23-Jul-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: 26 July 2022



**12/1 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

2 1 1

Sold Price **\$710,000** Sold Date **27-Jan-22**

Distance **0.06km**



**15/90 BENTONS ROAD MOUNT
MARTHA VIC 3934**

3 1 2

Sold Price ^{RS} **\$736,000** Sold Date **18-Jun-22**

Distance **0.32km**



**5/804 NEPEAN HIGHWAY
MORNINGTON VIC 3931**

2 2 2

Sold Price ^{RS} **\$785,000** Sold Date **23-Jul-22**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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