

## 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

12/131 Racecourse Road 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

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$613,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Sep 2018

to

31 Aug 2019

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

|                                             |           |           |
|---------------------------------------------|-----------|-----------|
| 9/131 Racecourse Road Mount Martha VIC 3934 | \$505,000 | 05-Aug-19 |
| 8/131 Racecourse Road Mount Martha VIC 3934 | \$550,000 | 15-Mar-19 |
|                                             |           |           |

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: 13 September 2019

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**9/131 Racecourse Road Mount Martha VIC 3934**

3 1 2

Sold Price <sup>RS</sup> **\$505,000** Sold Date **05-Aug-19**

Distance **0.04km**



**8/131 Racecourse Road Mount Martha VIC 3934**

3 1 2

Sold Price **\$550,000** Sold Date **15-Mar-19**

Distance **0.05km**

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

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