

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

7/90 BENTONS ROAD 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jan 2022

to

31 Dec 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

2/6 BENJAMIN STREET MOUNT MARTHA VIC 3934	\$825,000	30-Sep-22
1/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$790,000	27-Oct-22
5/14 MAXWELL STREET MORNINGTON VIC 3931	\$785,000	13-Oct-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 January 2023

Kate McNeill

M 0432444040

E hello@danckert.com.au



2/6 BENJAMIN STREET MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$825,000** Sold Date **30-Sep-22**

Distance **0.81km**



1/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$790,000** Sold Date **27-Oct-22**

Distance **0.22km**



5/14 MAXWELL STREET MORNINGTON VIC 3931

3 2 2

Sold Price **\$785,000** Sold Date **13-Oct-22**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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