

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

8 HOPETOUN 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

\$1,850,000

&

\$2,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Mount Martha

Period-from

01 Mar 2021

to

28 Feb 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

19 HOPETOUN AVENUE MOUNT MARTHA VIC 3934	\$1,950,000	14-Nov-21
21 HOPETOUN AVENUE MOUNT MARTHA VIC 3934	\$1,815,000	26-Oct-21

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: 25 March 2022



19 HOPETOUN AVENUE MOUNT MARTHA VIC 3934

4 3 2

Sold Price **\$1,950,000** Sold Date **14-Nov-21**

Distance -



21 HOPETOUN AVENUE MOUNT MARTHA VIC 3934

4 2 2

Sold Price **\$1,815,000** Sold Date **26-Oct-21**

Distance -

RS = Recent sale UN = Undisclosed Sale

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