

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

14/22 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Mar 2023

to

29 Feb 2024

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

4/22 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$800,000	20-Oct-23
3/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$795,000	31-Oct-23

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.

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4/22 GREEN ISLAND AVENUE

MOUNT MARTHA VIC 3934

3

2

2

Sold Price

\$800,000

Sold Date

20-Oct-23

Distance

0.06km



3/60 GREEN ISLAND AVENUE

MOUNT MARTHA VIC 3934

3

2

2

Sold Price

\$795,000

Sold Date

31-Oct-23

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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