

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

5/3 Cromdale Street 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

\$650,000

&

\$699,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Dec 2019

to

30 Nov 2020

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

2/17 Neptune Street Mornington VIC 3931	\$685,000	30-Oct-20
22 Webb Street Mornington VIC 3931	\$650,000	28-Sep-20

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: 23 December 2020

**2/17 Neptune Street Mornington
VIC 3931**

2 2 1

Sold Price

\$685,000Sold Date **30-Oct-20**

Distance

1.74km**22 Webb Street Mornington VIC
3931**

2 1 1

Sold Price

\$650,000Sold Date **28-Sep-20**

Distance

1.96km

RS = Recent sale

UN = Undisclosed Sale

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