

## 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

10A Dickinson Grove 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

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,029,000

Property type

House

Suburb

Mount Martha

Period-from

01 Oct 2019

to

30 Sep 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

1 Dickinson Grove Mount Martha VIC 3934	\$1,435,000	27-Jun-20
71 Panorama Drive Mount Martha VIC 3934	\$1,285,000	29-Jun-20
5 Oak Grove Mount Martha VIC 3934	\$1,340,000	26-Jun-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: 27 October 2020



## 1 Dickinson Grove Mount Martha VIC 3934

4 3 2

Sold Price **\$1,435,000** Sold Date **27-Jun-20**

Distance **0.1km**



## 71 Panorama Drive Mount Martha VIC 3934

4 2 2

Sold Price **\$1,285,000** Sold Date **29-Jun-20**

Distance **0.28km**



## 5 Oak Grove Mount Martha VIC 3934

4 4 3

Sold Price **\$1,340,000** Sold Date **26-Jun-20**

Distance **0.3km**

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

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