

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 Darinda Court 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,029,000

Property type

House

Suburb

Mount Martha

Period-from

01 Nov 2019

to

31 Oct 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

9 Darinda Court Mount Martha VIC 3934	\$1,115,000	12-Jul-20
62 Marthas Ridge Drive Mount Martha VIC 3934	\$980,000	08-Oct-20
43 Bentons Road Mornington VIC 3931	\$1,050,000	06-Jul-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.~~

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9 Darinda Court Mount Martha VIC 3934

Sold Price **\$1,115,000** Sold Date **12-Jul-20**

1 2 2

Distance **0.02km**



62 Marthas Ridge Drive Mount Martha VIC 3934

Sold Price ^{RS} **\$980,000** Sold Date **08-Oct-20**

3 2 2

Distance **1.02km**



43 Bentons Road Mornington VIC 3931

Sold Price **\$1,050,000** Sold Date **06-Jul-20**

3 2 2

Distance **1.15km**

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

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