

## 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

13 MANSON LANE 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

\$850,000

&

\$920,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Dec 2023

to

30 Nov 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

1/810 NEPEAN HIGHWAY MORNINGTON VIC 3931	840000	16-Jun-24
2/24 VAN NESS AVENUE MORNINGTON VIC 3931	875000	24-Oct-24
2 MANSON LANE MOUNT MARTHA VIC 3934	885000	11-Aug-24

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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**1/810 NEPEAN HIGHWAY  
MORNINGTON VIC 3931**

3 2 2

Sold Price **840000** Sold Date **16-Jun-24**

Distance **0.64km**



**2/24 VAN NESS AVENUE  
MORNINGTON VIC 3931**

3 2 1

Sold Price <sup>RS</sup> **875000** <sup>UN</sup> Sold Date **24-Oct-24**

Distance **1.04km**

324 Van Ness Avenue, Mornington



**2 MANSON LANE MOUNT MARTHA  
VIC 3934**

4 2 2

Sold Price <sup>RS</sup> **885000** Sold Date **11-Aug-24**

Distance **0.08km**

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

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