

## 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 Piping 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

\$770,000

&

\$847,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,041,000

Property type

House

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

3 Florence Street Mount Martha VIC 3934	\$855,000	23-Sep-20
7 Beal Place Mornington VIC 3931	\$870,000	01-Dec-20
44 Weber Drive Mornington VIC 3931	\$835,000	14-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.~~

This Statement of Information was prepared on: 07 December 2020



**3 Florence Street Mount Martha VIC 3934** Sold Price **\$855,000** Sold Date **23-Sep-20**

4 2 2

Distance **0.58km**



**7 Beal Place Mornington VIC 3931** Sold Price <sup>RS</sup> **\$870,000** Sold Date **01-Dec-20**

4 2 2

Distance **1.24km**



**44 Weber Drive Mornington VIC 3931** Sold Price **\$835,000** Sold Date **14-Jul-20**

4 2 2

Distance **1.43km**

RS = Recent sale UN = Undisclosed Sale

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