

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

16/200 BENTONS ROAD 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

\$825,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Apr 2023

to

31 Mar 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

14/200 BENTONS ROAD MOUNT MARTHA VIC 3934	\$800,000	18-Apr-24
9 MANSON LANE MOUNT MARTHA VIC 3934	\$798,000	16-Apr-24
3/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$795,000	31-Oct-23

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: 26 April 2024



**14/200 BENTONS ROAD MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price

^{RS} **\$800,000**

Sold Date

18-Apr-24

Distance

0.03km



**9 MANSON LANE MOUNT MARTHA
VIC 3934**

 3  2  2

Sold Price

^{RS} **\$798,000**

Sold Date

16-Apr-24

Distance

1.41km



**3/60 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

 3  2  2

Sold Price

\$795,000

Sold Date

31-Oct-23

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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