

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

2 MOORE STREET 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

\$3,000,000

&

\$3,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Mount Martha

Period-from

01 Feb 2023

to

31 Jan 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

8 RATHGAEL AVENUE MOUNT MARTHA VIC 3934	\$3,820,000	09-Nov-23
3 PLEASANT VIEW COURT MOUNT MARTHA VIC 3934	\$3,200,000	22-Feb-24
40 PRESCOTT AVENUE MOUNT MARTHA VIC 3934	\$4,400,000	14-Feb-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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**8 RATHGAEL AVENUE MOUNT
MARTHA VIC 3934**

5 3 -

Sold Price **\$3,820,000** Sold Date **09-Nov-23**

Distance **0.48km**



**3 PLEASANT VIEW COURT MOUNT
MARTHA VIC 3934**

5 3 2

Sold Price ^{RS} **\$3,200,000** Sold Date **22-Feb-24**

Distance **1.47km**



**40 PRESCOTT AVENUE MOUNT
MARTHA VIC 3934**

4 3 -

Sold Price ^{RS} **\$4,400,000** ^{UN} Sold Date **14-Feb-24**

Distance **1.24km**

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

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