

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 Jackson 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

\$1,700,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,407,500

Property type

House

Suburb

Mount Martha

Period-from

01 Dec 2020

to

30 Nov 2021

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

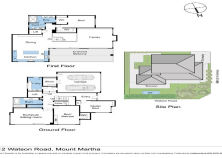
Date of sale

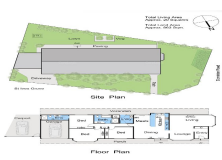
13 Alexandrina Road Mount Martha VIC 3934	\$1,735,000	11-Oct-21
106 Dominion Road Mount Martha VIC 3934	\$1,750,000	27-Oct-21

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: 16 December 2021

	13 Alexandrina Road Mount Martha VIC 3934	Sold Price	^{RS} \$1,735,000	Sold Date	11-Oct-21
				Distance	0.62km

	106 Dominion Road Mount Martha VIC 3934	Sold Price	^{RS} \$1,750,000	Sold Date	27-Oct-21
				Distance	2.43km

	106 Dominion Road Mount Martha VIC 3934  3  2  2	Sold Price RS\$1,750,000 Sold Date 27-Oct-21
	Distance 2.43km	

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

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