

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

3/80 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

or range
between

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Nov 2022

to

31 Oct 2023

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

16/90 BENTONS ROAD MOUNT MARTHA VIC 3934	\$705,000	20-Oct-23
6/126 BENTONS ROAD MOUNT MARTHA VIC 3934	\$790,000	14-Jun-23
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: 18 November 2023



**16/90 BENTONS ROAD MOUNT
MARTHA VIC 3934**

 2  1  1

Sold Price

^{RS}

\$705,000

Sold Date

20-Oct-23

Distance

0.16km



**6/126 BENTONS ROAD MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price

\$790,000

Sold Date

14-Jun-23

Distance

0.42km



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

 3  2  2

Sold Price

^{RS}

\$795,000

Sold Date

31-Oct-23

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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