

## 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

580A ESPLANADE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jan 2024

to

31 Dec 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

1/14 CROMDALE STREET MOUNT MARTHA VIC 3934	1150000	03-Dec-24
2/57 VAN NESS AVENUE MORNINGTON VIC 3931	1000000	10-Nov-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.

This Statement of Information was prepared on: 13 January 2025

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**1/14 CROMDALE STREET MOUNT  
MARTHA VIC 3934**

3 2 2

Sold Price

**1150000**

Sold Date **03-Dec-24**

Distance **0.83km**



**2/57 VAN NESS AVENUE  
MORNINGTON VIC 3931**

3 2 2

Sold Price

<sup>RS</sup>**1000000**

Sold Date **10-Nov-24**

Distance **1.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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