

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 Blackwood Court 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

\$1,250,000

&

\$1,375,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,041,000

Property type

House

Suburb

Mount Martha

Period-from

01 Dec 2019

to

30 Nov 2020

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

3 Talmara Court Mount Martha VIC 3934	\$1,370,000	14-Jun-20
4 Kaylene Court Mount Martha VIC 3934	\$1,310,000	16-Apr-20
8 Chateaux Close Mount Martha VIC 3934	\$1,260,000	28-Jan-20

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: 11 December 2020



3 Talmara Court Mount Martha VIC 3934 Sold Price **\$1,370,000** Sold Date **14-Jun-20**
 Distance **0.15km**
 5 2 8



4 Kaylene Court Mount Martha VIC 3934 Sold Price **\$1,310,000** Sold Date **16-Apr-20**
 Distance **0.24km**
 4 3 2



8 Chateaux Close Mount Martha VIC 3934 Sold Price **\$1,260,000** Sold Date **28-Jan-20**
 Distance **0.29km**
 5 2 5

RS = Recent sale UN = Undisclosed Sale

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