

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

7/610 ESPLANADE 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Apr 2023

to

31 Mar 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

4 DAVA DRIVE MORNINGTON VIC 3931	\$1,625,000	02-Apr-24
4/606 ESPLANADE MOUNT MARTHA VIC 3934	\$1,100,000	08-Nov-23
3/9 SEATON ROAD MORNINGTON VIC 3931	\$1,255,000	06-Apr-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: 30 April 2024

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4 DAVA DRIVE MORNINGTON VIC 3931

Sold Price

^{RS}

\$1,625,000

Sold Date

02-Apr-24

3

2

2

Distance

0.31km



4/606 ESPLANADE MOUNT MARTHA VIC 3934

Sold Price

\$1,100,000

Sold Date

08-Nov-23

3

2

2

Distance

0.04km



3/9 SEATON ROAD MORNINGTON VIC 3931

Sold Price

^{RS}

\$1,255,000

Sold Date

06-Apr-24

3

2

2

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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