

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

14/200 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

\$750,000

or range
between

&

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

3/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$795,000	31-Oct-23
17/27 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$897,000	19-Dec-23
4/22 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$800,000	20-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: 10 April 2024



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

3 2 2

Sold Price **\$795,000** Sold Date **31-Oct-23**

Distance **1.25km**



**17/27 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price **\$897,000** Sold Date **19-Dec-23**

Distance **1.53km**



**4/22 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price **\$800,000** Sold Date **20-Oct-23**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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