

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 ROYA COURT, MOUNT MARTHA

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$935,000

or range between \$*

&

\$

Median sale price

Median price \$1,760,000

Property type HOUSE

Suburb MOUNT MARTHA

Period - From 1/10/2022

to

31/12/2022

Source REIV

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 six 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. 2 Tangerine Court, MOUNT MARTHA	\$920,000	19/1/2023
2. 11 Garo Crescent, MOUNT MARTHA	\$981,500	16/8/2022
3. 6 Hereford Court, MOUNT MARTHA	\$1,220,000	21/01/2023

This Statement of Information was prepared on: 02/02/2023