

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

53 Ponyara 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

or range
between

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$942,500

*House

*Unit

Suburb

Mount Martha

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

41 Ellerina Road Mount Martha VIC 3934	\$620,000	11-Sep-18
25 Hull Road Mount Martha VIC 3934	\$925,000	30-Jun-18
12 Shearwater Drive Mount Martha VIC 3934	\$950,000	31-May-17

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 six months.~~

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41 Ellerina Road Mount Martha VIC 3934

 3  1  2

Sold Price

\$620,000

Sold Date

11-Sep-18

Distance

1.04km



25 Hull Road Mount Martha VIC 3934

 -  -  -

Sold Price

\$925,000

Sold Date

30-Jun-18

Distance

1.72km



12 Shearwater Drive Mount Martha VIC 3934

 -  -  2

Sold Price

\$950,000

Sold Date

31-May-17

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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