

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

8/2A 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

or range
between

\$860,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$731,250

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jan 2021

to

31 Dec 2021

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

13/44 Bentons Road Mount Martha VIC 3934	\$910,000	22-Dec-21
19/13 Craigie Road Mount Martha VIC 3934	\$895,000	05-Nov-21
4/130A Bentons Road Mount Martha VIC 3934	\$870,000	13-Aug-21

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: 20 January 2022


**13/44 Bentons Road Mount Martha
VIC 3934**
 3  2  2

Sold Price

^{RS}
\$910,000

Sold Date

22-Dec-21

Distance

0.47km
Notes from your agent

Complex style is similar to your property


**19/13 Craigie Road Mount Martha
VIC 3934**
 3  2  2

Sold Price

\$895,000

Sold Date

05-Nov-21

Distance

1.08km

**4/130A Bentons Road Mount
Martha VIC 3934**
 3  2  2

Sold Price

\$870,000

Sold Date

13-Aug-21

Distance

1.26km
RS = Recent sale

UN = Undisclosed Sale

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