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 Robins Close 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	$1,300,000	&	$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,225,000	Property type	House	Suburb	Mount Martha
Period-from	01 Jul 2020	to	30 Jun 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
16 Tal Tals Crescent Mount Martha VIC 3934	$1,300,000	29-Jan-21
7 Glamorgan Crescent Mount Martha VIC 3934	$1,405,000	02-Feb-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: 12 July 2021

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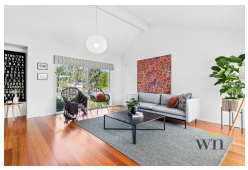


16 Tal Tals Crescent Mount Martha VIC 3934

3 2 2

Sold Price **$1,300,000** Sold Date **29-Jan-21**

Distance **0.11km**



7 Glamorgan Crescent Mount Martha VIC 3934

3 2 2

Sold Price **$1,405,000** Sold Date **02-Feb-21**

Distance **1.04km**

RS = Recent sale **UN** = Undisclosed Sale

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