

## 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

10/60 Green Island Avenue Mount Martha VIC 3934

### Indicative selling price

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

Single Price

or range  
between

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Apr 2019

to

31 Mar 2020

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

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 3/10 Darcy Street Mornington VIC 3931 | \$810,000 | 21-Mar-20 |
| 1/3 Bayview Road Mornington VIC 3931  | \$775,000 | 13-Jan-20 |
| 2/3 Bayview Road Mornington VIC 3931  | \$730,000 | 13-Jan-20 |

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: 17 April 2020



**3/10 Darcy Street Mornington VIC 3931**

Sold Price

**\$810,000**

Sold Date

**21-Mar-20**

 4  3  2

Distance

**0.56km**



**1/3 Bayview Road Mornington VIC 3931**

Sold Price

**\$775,000**

Sold Date

**13-Jan-20**

 3  2  2

Distance

**1.57km**



**2/3 Bayview Road Mornington VIC 3931**

Sold Price

**\$730,000**

Sold Date

**13-Jan-20**

 3  2  2

Distance

**1.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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