

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 Bayliss Rise 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

\$540,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Aug 2019

to

31 Jul 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

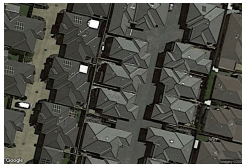
Date of sale

5 Bayliss Rise Mount Martha VIC 3934	\$555,500	25-Feb-20
5 Bayland Place Mount Martha VIC 3934	\$520,000	03-Jul-20
6A Moonah Way Mount Martha VIC 3934	\$600,000	24-Feb-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: 04 August 2020

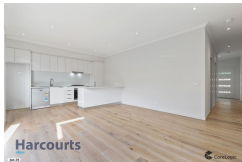


5 Bayliss Rise Mount Martha VIC 3934

Sold Price

\$555,500

Sold Date **25-Feb-20**
 2  2  -

Distance **0.03km**


5 Bayland Place Mount Martha VIC 3934

Sold Price

^{RS} **\$520,000**

Sold Date **03-Jul-20**
 2  2  1

Distance **0.16km**


6A Moonah Way Mount Martha VIC 3934

Sold Price

\$600,000

Sold Date **24-Feb-20**
 2  2  1

Distance **0.63km**
RS = Recent sale

UN = Undisclosed Sale

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