

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

1/18 Frances Drive 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

\$799,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,055,000

Property type

House

Suburb

Mount Martha

Period-from

01 Jan 2020

to

31 Dec 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

21 Frances Drive Mount Martha VIC 3934	\$775,000	08-Jan-21
37 Marthas Ridge Drive Mount Martha VIC 3934	\$775,000	08-Jul-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: 20 January 2021



21 Frances Drive Mount Martha VIC 3934

Sold Price

^{RS}
\$775,000

Sold Date

08-Jan-21


4



2



2

Distance

0.11km


37 Marthas Ridge Drive Mount Martha VIC 3934

Sold Price

\$775,000

Sold Date

08-Jul-20


4



2



2

Distance

0.82km
RS = Recent sale

UN = Undisclosed Sale

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