

## 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

13/50 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

\$630,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Oct 2021

to

30 Sep 2022

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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 15/41 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934 | \$687,500 | 10-Aug-22 |
| 8/50 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934  | \$637,000 | 05-Sep-22 |
|                                                 |           |           |

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: 13 October 2022


**15/41 GREEN ISLAND AVENUE  
MOUNT MARTHA VIC 3934**
 2    1    1

Sold Price      **\$687,500**    Sold Date   **10-Aug-22**

Distance      **0.21km**

**8/50 GREEN ISLAND AVENUE  
MOUNT MARTHA VIC 3934**
 2    1    1

Sold Price      <sup>RS</sup> **\$637,000**    Sold Date   **05-Sep-22**

Distance      **0.05km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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