

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

15/47 GREEN ISLAND AVENUE 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

\$850,000

&

\$930,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,590,000

Property type

House

Suburb

Mount Martha

Period-from

01 Apr 2022

to

31 Mar 2023

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

1/61 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$955,000	04-Nov-22
15 BAYLISS RISE MOUNT MARTHA VIC 3934	\$945,000	16-Mar-23
7/63 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$903,000	01-Dec-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: 29 April 2023



1/61 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

 3  2  2

Sold Price

\$955,000

Sold Date **04-Nov-22**

Distance

0.12km



15 BAYLISS RISE MOUNT MARTHA VIC 3934

 3  2  2

Sold Price

^{RS} **\$945,000**

Sold Date **16-Mar-23**

Distance

0.19km



7/63 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

 3  2  2

Sold Price

\$903,000

Sold Date **01-Dec-22**

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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