

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

2/44 BENTONS ROAD 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

\$880,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Dec 2023

to

30 Nov 2024

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

6/61 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

\$920,000

26-Aug-24

3/18-20 RODNEY COURT MORNINGTON VIC 3931

\$900,000

28-Sep-24

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: 06 December 2024

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**6/61 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934** 3  2  2

Sold Price

^{RS} **\$920,000** Sold Date **26-Aug-24**Distance **0.76km****3/18-20 RODNEY COURT
MORNINGTON VIC 3931** 2  1  1

Sold Price

\$900,000 Sold Date **28-Sep-24**Distance **1.84km****RS** = Recent sale**UN** = Undisclosed Sale

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