

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

7/116 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$765,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Sep 2021

to

31 Aug 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

1/49 VAN NESS AVENUE MORNINGTON VIC 3931	\$632,000	12-Jul-22
2/38 VAN NESS AVENUE MORNINGTON VIC 3931	\$650,000	17-May-22
2/239 DUNNS ROAD MORNINGTON VIC 3931	\$660,000	04-Jul-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: 28 September 2022

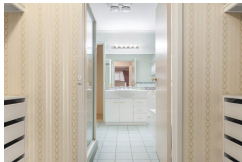


1/49 VAN NESS AVENUE MORNINGTON VIC 3931

 2  1  1

Sold Price **\$632,000** Sold Date **12-Jul-22**

Distance **0.94km**



2/38 VAN NESS AVENUE MORNINGTON VIC 3931

 2  1  1

Sold Price **\$650,000** Sold Date **17-May-22**

Distance **0.95km**



2/239 DUNNS ROAD MORNINGTON VIC 3931

 2  1  1

Sold Price **\$660,000** Sold Date **04-Jul-22**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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