

## 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

3 Honour Court 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

\$1,050,000

&

\$1,155,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$921,000

Property type

Land

Suburb

Mount Martha

Period-from

01 Aug 2020

to

31 Jul 2021

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 Anita Court Mount Martha VIC 3934  | \$1,400,000 | 18-May-21 |
| 22 Secrets Way Mount Martha VIC 3934 | \$1,381,500 | 23-Jun-21 |
| 18 Serenity Way Mornington VIC 3931  | \$1,230,000 | 16-Apr-21 |

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: 10 August 2021

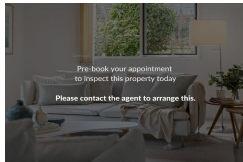


**1 Anita Court Mount Martha VIC 3934**

4 2 2

Sold Price <sup>RS</sup> **\$1,400,000** Sold Date **18-May-21**

Distance **0.25km**



**22 Secrets Way Mount Martha VIC 3934**

4 2 2

Sold Price <sup>RS</sup> **\$1,381,500** Sold Date **23-Jun-21**

Distance **0.3km**



**18 Serenity Way Mornington VIC 3931**

4 2 2

Sold Price **\$1,230,000** Sold Date **16-Apr-21**

Distance **1.12km**

RS = Recent sale

UN = Undisclosed Sale

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