

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 Frances Drive 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,225,000

Property type

House

Suburb

Mount Martha

Period-from

01 Jul 2020

to

30 Jun 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

30 Windmill Parade Mount Martha VIC 3934	\$1,050,000	30-Apr-21
33 Elspeth Circuit Mount Martha VIC 3934	\$990,000	20-Apr-21
52 Paperbark Drive Mount Martha VIC 3934	\$990,000	13-Mar-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: 09 July 2021



**30 Windmill Parade Mount Martha
VIC 3934**

4 2 2

Sold Price

\$1,050,000

Sold Date

30-Apr-21

Distance

0.28km



**33 Elspeth Circuit Mount Martha
VIC 3934**

4 2 2

Sold Price

^{RS} **\$990,000**

Sold Date

20-Apr-21

Distance

0.35km



**52 Paperbark Drive Mount Martha
VIC 3934**

3 2 2

Sold Price

\$990,000

Sold Date

13-Mar-21

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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