

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and postcode

6/606 Esplanade 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 \$1,450,000 & \$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price \$575,000 \*House  \*Unit X Suburb Mount Martha

Period-from 01 Jan 2018 to 31 Dec 2018 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 six 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
2/23 Kooyonga Grove Mornington VIC 3931	\$1,400,000	25-Aug-18
41A Prince Street Mornington VIC 3931	\$1,250,000	25-Jul-18
642A Esplanade Mornington VIC 3931	\$1,200,000	02-Jan-19

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 six months.~~

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**2/23 Kooyonga Grove Mornington VIC 3931**

 4  2  2

Sold Price **\$1,400,000**

Sold Date **25-Aug-18**

Distance **0.59km**

**41A Prince Street Mornington VIC 3931**

 3  2  2

Sold Price **\$1,250,000**

Sold Date **25-Jul-18**

Distance **0.61km**



**642A Esplanade Mornington VIC 3931**

 3  2  2

Sold Price **\$1,200,000**

Sold Date **02-Jan-19**

Distance **0.69km**

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