

## 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

21 Frances Drive 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

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,041,000

Property type

House

Suburb

Mount Martha

Period-from

01 Dec 2019

to

30 Nov 2020

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

3 Kristian Court Mount Martha VIC 3934	\$775,000	01-Oct-20
2 Sandhurst Terrace Mount Martha VIC 3934	\$780,000	05-Aug-20
183 Bentons Road Mornington VIC 3931	\$760,000	22-Oct-20

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: 07 December 2020


**3 Kristian Court Mount Martha VIC 3934**
 3  2  2

Sold Price

**\$775,000**

Sold Date

**01-Oct-20**

Distance

**0.77km**

**2 Sandhurst Terrace Mount Martha VIC 3934**
 4  2  2

Sold Price

**\$780,000**

Sold Date

**05-Aug-20**

Distance

**1.11km**

**183 Bentons Road Mornington VIC 3931**
 4  2  2

Sold Price

<sup>RS</sup> **\$760,000** <sup>UN</sup>

Sold Date

**22-Oct-20**

Distance

**1.36km**

RS = Recent sale

UN = Undisclosed Sale

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