

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

9 Manson Lane 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

\$660,000

&

\$726,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$910,000

Property type

Land

Suburb

Mount Martha

Period-from

01 Apr 2020

to

31 Mar 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

16/27 Green Island Avenue Mount Martha VIC 3934	\$700,000	10-Feb-21
6/5 Simpson Court Mount Martha VIC 3934	\$732,500	23-Feb-21
3/70 Harrap Road Mount Martha VIC 3934	\$705,000	23-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: 09 April 2021



16/27 Green Island Avenue Mount Martha VIC 3934

3 2 2

Sold Price

^{RS} **\$700,000**

Sold Date

10-Feb-21

Distance

0.16km



6/5 Simpson Court Mount Martha VIC 3934

3 2 2

Sold Price

^{RS} **\$732,500**

Sold Date

23-Feb-21

Distance

0.74km



3/70 Harrap Road Mount Martha VIC 3934

3 2 2

Sold Price

\$705,000

Sold Date

23-Oct-20

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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