

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

34 Hakea 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$922,500

Property type

House

Suburb

Mount Martha

Period-from

01 Nov 2018

to

31 Oct 2019

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

4 Sandhurst Terrace Mount Martha VIC 3934	\$910,000	05-Jul-19
44 Carnoustie Grove Mornington VIC 3931	\$1,210,000	24-Sep-19
100 Osborne Drive Mount Martha VIC 3934	\$1,161,000	13-Jun-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 6 months.~~

This Statement of Information was prepared on: 13 November 2019



4 Sandhurst Terrace Mount Martha VIC 3934

4 2 2

Sold Price

\$910,000

Sold Date

05-Jul-19

Distance

0.85km



44 Carnoustie Grove Mornington VIC 3931

4 2 2

Sold Price

\$1,210,000

Sold Date

24-Sep-19

Distance

0.99km



100 Osborne Drive Mount Martha VIC 3934

4 2 2

Sold Price

\$1,161,000

Sold Date

13-Jun-19

Distance

1.03km

RS = Recent sale

UN = Undisclosed Sale

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