

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

3 Orana 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Mount Martha

Period-from

01 Dec 2018

to

30 Nov 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 Roslyn Street Mount Martha VIC 3934	\$1,060,000	02-Dec-19
45 Cornwall Crescent Mount Martha VIC 3934	\$1,115,000	21-Oct-19
14 Hooper Grove Mount Martha VIC 3934	\$1,103,000	09-Oct-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: 10 December 2019



4 Roslyn Street Mount Martha VIC 3934

Sold Price

^{RS} **\$1,060,000**

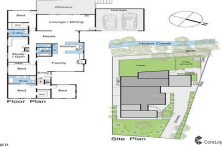
Sold Date

02-Dec-19

 4  2  2

Distance

0.26km



45 Cornwall Crescent Mount Martha VIC 3934

Sold Price

\$1,115,000

Sold Date

21-Oct-19

 4  2  2

Distance

0.43km



14 Hooper Grove Mount Martha VIC 3934

Sold Price

\$1,103,000^{UN}

Sold Date

09-Oct-19

 3  2  4

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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