

## 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

1 BELLE MARIE LANE 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

\$845,000

&

\$895,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Mar 2023

to

29 Feb 2024

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

|   |           |           |
|---|-----------|-----------|
| 17/27 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934 | \$897,000 | 22-Dec-23 |
| 11/44 BENTONS ROAD MOUNT MARTHA VIC 3934        | \$935,000 | 26-Sep-23 |
| 3/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934  | \$795,000 | 31-Oct-23 |

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: 19 March 2024



**17/27 GREEN ISLAND AVENUE  
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price <sup>RS</sup> **\$897,000** Sold Date **22-Dec-23**

Distance **0.1km**



**11/44 BENTONS ROAD MOUNT  
MARTHA VIC 3934**

3 2 2

Sold Price **\$935,000** Sold Date **26-Sep-23**

Distance **0.56km**



**3/60 GREEN ISLAND AVENUE  
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price **\$795,000** Sold Date **31-Oct-23**

Distance **0.21km**

RS = Recent sale

UN = Undisclosed Sale

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