

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 FAIRVIEW AVENUE 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

\$4,000,000

&

\$4,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,510,000

Property type

House

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

8 RATHGAEL AVENUE MOUNT MARTHA VIC 3934	\$3,820,000	09-Nov-23
40 PRESCOTT AVENUE MOUNT MARTHA VIC 3934	\$4,400,000	14-Feb-24
459 ESPLANADE MOUNT MARTHA VIC 3934	\$4,900,000	08-Nov-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: 25 March 2024

Kate McNeill

M 0432444040

E hello@danckert.com.au



8 RATHGAEL AVENUE MOUNT MARTHA VIC 3934

5 3 -

Sold Price **\$3,820,000** Sold Date **09-Nov-23**

Distance **0.93km**



40 PRESCOTT AVENUE MOUNT MARTHA VIC 3934

4 3 -

Sold Price ^{RS} **\$4,400,000** ^{UN} Sold Date **14-Feb-24**

Distance **0.93km**



459 ESPLANADE MOUNT MARTHA VIC 3934

3 2 4

Sold Price ^{RS} **\$4,900,000** ^{UN} Sold Date **08-Nov-23**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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