

## 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

10 SEACREST PLACE 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Apr 2023

to

31 Mar 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

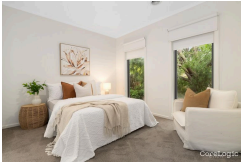
Date of sale

14/22 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$775,000	19-Mar-24
3/80 BENTONS ROAD MOUNT MARTHA VIC 3934	\$700,000	06-Dec-23
22A MESSMATE COURT MOUNT MARTHA VIC 3934	\$750,000	16-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: 22 April 2024



**14/22 GREEN ISLAND AVENUE  
MOUNT MARTHA VIC 3934**

3 2 2

Sold Price <sup>RS</sup> **\$775,000** <sup>UN</sup> Sold Date **19-Mar-24**

Distance **0.2km**



**3/80 BENTONS ROAD MOUNT  
MARTHA VIC 3934**

3 2 2

Sold Price **\$700,000** Sold Date **06-Dec-23**

Distance **0.28km**



**22A MESSMATE COURT MOUNT  
MARTHA VIC 3934**

3 2 1

Sold Price **\$750,000** Sold Date **16-Nov-23**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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