

## 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

108 SOMERSET DRIVE 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

Land

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

23 SUFFOLK CRESCENT MOUNT MARTHA VIC 3934	\$1,172,500	21-Feb-24
39 ST IVES GROVE MOUNT MARTHA VIC 3934	\$1,150,500	20-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: 06 April 2024



**23 SUFFOLK CRESCENT MOUNT  
 MARTHA VIC 3934**

3 2 2

Sold Price

<sup>RS</sup> **\$1,172,500**

Sold Date

**21-Feb-24**

Distance

**0.26km**



**39 ST IVES GROVE MOUNT  
 MARTHA VIC 3934**

3 2 2

Sold Price

**\$1,150,500**

Sold Date

**20-Oct-23**

Distance

**0.95km**

RS = Recent sale

UN = Undisclosed Sale

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