

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 3/1 Bay Vista Close, Mount Martha Vic 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$872,500 Property Type Unit Suburb Mount Martha

Period - From 01/01/2023 to 31/12/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

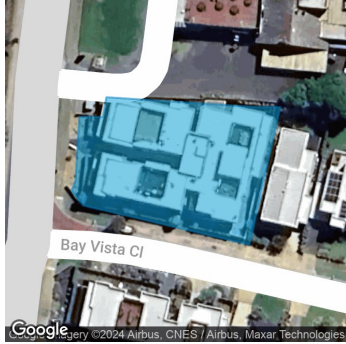
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/606 Esplanade MOUNT MARTHA 3934	\$1,160,000	05/02/2024
2	4/606 Esplanade MOUNT MARTHA 3934	\$1,100,000	08/11/2023
3	1/4 Shanns Av MOUNT MARTHA 3934	\$1,040,000	30/11/2023

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 six months.~~

This Statement of Information was prepared on: 03/04/2024 10:44



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$980,000 - \$1,050,000
Median Unit Price
Year ending December 2023: \$872,500

Comparable Properties



3/606 Esplanade MOUNT MARTHA 3934 (REI) Agent Comments

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Price: \$1,160,000
Method: Private Sale
Date: 05/02/2024
Property Type: Townhouse (Single)
Land Size: 125 sqm approx



4/606 Esplanade MOUNT MARTHA 3934 (VG) Agent Comments

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Price: \$1,100,000
Method: Sale
Date: 08/11/2023
Property Type: Subdivided Flat - Single OYO Flat

1/4 Shanns Av MOUNT MARTHA 3934 (VG) Agent Comments

 2  -  -

Price: \$1,040,000
Method: Sale
Date: 30/11/2023
Property Type: Development Site (Res)
Land Size: 379 sqm approx

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