Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 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 betweer	\$980,000		&		\$1,050,000				
Median sale p	rice								
Median price	\$872,500	Pro	operty Type	Unit			Suburb	Mount Martha	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ad	dress 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







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



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) Ag

Agent Comments



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



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

Account - Marshall White | P: 03 9822 9999



propertydata

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