

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 GALILEE COURT 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

\$820,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

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

5 HELEN STREET MOUNT MARTHA VIC 3934	\$890,000	14-Dec-23
42B AMBERLEY DRIVE MOUNT MARTHA VIC 3934	\$811,500	16-Sep-23
53 HYPERNO WAY MOUNT MARTHA VIC 3934	\$910,000	02-Dec-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.~~

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ABODE

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**5 HELEN STREET MOUNT MARTHA
VIC 3934**

 3  2  2

Sold Price

^{RS} **\$890,000**

Sold Date

14-Dec-23

Distance

0.36km



**42B AMBERLEY DRIVE MOUNT
MARTHA VIC 3934**

 3  2  3

Sold Price

\$811,500

Sold Date

16-Sep-23

Distance

0.25km



**53 HYPERNO WAY MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price

\$910,000

Sold Date

02-Dec-23

Distance

0.1km

RS = Recent sale

UN = Undisclosed Sale

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