

## 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 MARINER COURT 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

\$850,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,570,000

Property type

House

Suburb

Mount Martha

Period-from

01 May 2023

to

30 Apr 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

4 LARKIN CLOSE MOUNT MARTHA VIC 3934	\$860,000	19-Dec-23
12 ROBIN HILL DRIVE MORNINGTON VIC 3931	\$875,000	14-Nov-23
10 COLEBROOK COURT MORNINGTON VIC 3931	\$990,000	06-May-24

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: 29 May 2024


**4 LARKIN CLOSE MOUNT MARTHA  
VIC 3934**
 4    2    2

Sold Price

**\$860,000**

Sold Date

**19-Dec-23**

Distance

**0.26km**

**12 ROBIN HILL DRIVE  
MORNINGTON VIC 3931**
 4    2    2

Sold Price

**\$875,000**

Sold Date

**14-Nov-23**

Distance

**0.29km**

**10 COLEBROOK COURT  
MORNINGTON VIC 3931**
 4    2    2

Sold Price

<sup>RS</sup> **\$990,000**

Sold Date

**06-May-24**

Distance

**0.46km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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