

## 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 SCENIC 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

\$1,400,000

&

\$1,540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Mount Martha

Period-from

01 Feb 2023

to

31 Jan 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

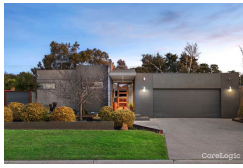
13 PHILLIPS COURT MOUNT MARTHA VIC 3934	\$1,440,000	09-Oct-23
39 YARRABIN DRIVE MOUNT MARTHA VIC 3934	\$1,420,000	05-Nov-23
5 PARKSIDE CRESCENT MORNINGTON VIC 3931	\$1,476,000	10-Oct-23

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: 26 February 2024

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**13 PHILLIPS COURT MOUNT  
 MARTHA VIC 3934**

 3  2  4

Sold Price **\$1,440,000** Sold Date **09-Oct-23**

Distance **0.26km**



**39 YARRABIN DRIVE MOUNT  
 MARTHA VIC 3934**

 3  2  2

Sold Price <sup>RS</sup> **\$1,420,000** Sold Date **05-Nov-23**

Distance **1.6km**



**5 PARKSIDE CRESCENT  
 MORNINGTON VIC 3931**

 5  2  3

Sold Price **\$1,476,000** Sold Date **10-Oct-23**

Distance **1.99km**

RS = Recent sale      UN = Undisclosed Sale

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