

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

4 Settlers Way, Mount Martha Vic 3934

Indicative selling price

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

Range between \$750,000 & \$825,000

Median sale price

Median price \$1,520,000 Property Type House 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	1 Saltaire La MORNINGTON 3931	\$835,000	02/12/2023
2	3 Glendenning Rise MORNINGTON 3931	\$810,000	26/11/2023
3	46 Moomba St MORNINGTON 3931	\$750,000	22/12/2023

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:

12/02/2024 14:48



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Property Type: House
Land Size: 449 sqm approx
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median House Price
Year ending December 2023: \$1,520,000

Comparable Properties



1 Saltire La MORNINGTON 3931 (REI)

Agent Comments

3 1 1

Price: \$835,000
Method: Private Sale
Date: 02/12/2023
Property Type: Unit
Land Size: 332 sqm approx



3 Glendenning Rise MORNINGTON 3931 (REI)

Agent Comments

3 1 1

Price: \$810,000
Method: Private Sale
Date: 26/11/2023
Property Type: House (Res)
Land Size: 517 sqm approx



46 Moomba St MORNINGTON 3931 (REI)

Agent Comments

3 1 2

Price: \$750,000
Method: Private Sale
Date: 22/12/2023
Property Type: House
Land Size: 561 sqm approx