

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

46 HYPERNO WAY 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,510,000

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

3 TOLHURST PLACE MOUNT MARTHA VIC 3934	\$1,110,000	27-Dec-23
45 MARRIOTT DRIVE MOUNT MARTHA VIC 3934	\$1,085,000	14-Nov-23
53 KILLINGHOLME DRIVE MORNINGTON VIC 3931	\$1,075,000	21-Feb-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: 12 March 2024



**3 TOLHURST PLACE MOUNT
MARTHA VIC 3934**

 3  2  3

Sold Price ^{RS} **\$1,110,000** Sold Date **27-Dec-23**

Distance **1.12km**



**45 MARRIOTT DRIVE MOUNT
MARTHA VIC 3934**

 4  2  2

Sold Price **\$1,085,000** Sold Date **14-Nov-23**

Distance **0.63km**



**53 KILLINGHOLME DRIVE
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **\$1,075,000** Sold Date **21-Feb-24**

Distance **1.35km**

RS = Recent sale UN = Undisclosed Sale

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