

# 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 Two Bays Crescent, 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)

Range between \$2,850,000 & \$3,100,000

### Median sale price

Median price \$1,550,000 Property Type House Suburb Mount Martha

Period - From 01/04/2023 to 31/03/2024 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	49 Hull Rd MOUNT MARTHA 3934	\$3,150,000	07/02/2024
2	2 Moore St MOUNT MARTHA 3934	\$3,050,000	07/03/2024
3	52 Finlayson Av MOUNT MARTHA 3934	\$2,850,000	20/03/2024

**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: 30/05/2024 16:17



 5    
  3    
  4

**Property Type:** House (Res)

**Land Size:** 985 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,850,000 - \$3,100,000

**Median House Price**

Year ending March 2024: \$1,550,000

## Comparable Properties



**49 Hull Rd MOUNT MARTHA 3934 (REI/VG)**

Agent Comments

 7    
  3    
  2

**Price:** \$3,150,000

**Method:** Private Sale

**Date:** 07/02/2024

**Property Type:** House (Res)

**Land Size:** 1476 sqm approx



**2 Moore St MOUNT MARTHA 3934 (REI/VG)**

Agent Comments

 4    
  3    
  3

**Price:** \$3,050,000

**Method:** Private Sale

**Date:** 07/03/2024

**Property Type:** House

**Land Size:** 742 sqm approx



**52 Finlayson Av MOUNT MARTHA 3934 (REI)**

Agent Comments

 4    
  3    
  2

**Price:** \$2,850,000

**Method:** Private Sale

**Date:** 20/03/2024

**Property Type:** House

**Land Size:** 1301 sqm approx

Account - Marshall White | P: 03 9822 9999