

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

6 BAYLAND PLACE 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

\$890,000

&

\$979,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$775,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Oct 2022

to

30 Sep 2023

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

8/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$930,000	20-Jun-23
9/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$950,000	12-Sep-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: 19 October 2023



**8/47 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

 3  2  2

Sold Price **\$930,000** Sold Date **20-Jun-23**

Distance **0.04km**



**9/47 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

 3  2  2

Sold Price ^{RS} **\$950,000** Sold Date **12-Sep-23**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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