

## 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

11 Garo 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) (\*Delete single price or range as applicable)

Single Price

\$839,950

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Mount Martha

Period-from

01 May 2019

to

30 Apr 2020

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

4 Scenic Court Mount Martha VIC 3934	\$850,000	18-Jan-20
11 Florence Street Mount Martha VIC 3934	\$865,000	18-Mar-20
15 Windmill Parade Mount Martha VIC 3934	\$856,000	04-Mar-20

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: 20 May 2020



## 4 Scenic Court Mount Martha VIC 3934

3 2 3

Sold Price **\$850,000** Sold Date **18-Jan-20**

Distance **0.21km**



## 11 Florence Street Mount Martha VIC 3934

4 2 2

Sold Price **\$865,000** Sold Date **18-Mar-20**

Distance **0.36km**



## 15 Windmill Parade Mount Martha VIC 3934

3 2 2

Sold Price **\$856,000** Sold Date **04-Mar-20**

Distance **0.6km**

RS = Recent sale

UN = Undisclosed Sale

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