

## 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

or range  
between

\$780,000

&

\$839,950

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Mount Martha

Period-from

01 Jun 2019

to

31 May 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

45 Trafalgar Square Mount Martha VIC 3934	\$785,000	14-Jan-19
4 Florence Street Mount Martha VIC 3934	\$850,000	22-Apr-20
6 Santorini Court Mount Martha VIC 3934	\$830,000	18-Dec-19

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: 15 June 2020



**45 Trafalgar Square Mount Martha  
VIC 3934**

6 2 4

Sold Price

**\$785,000**

Sold Date

**14-Jan-19**

Distance

**0.3km**



**4 Florence Street Mount Martha VIC  
3934**

4 2 2

Sold Price

<sup>RS</sup>

**\$850,000**

Sold Date

**22-Apr-20**

Distance

**0.33km**



**6 Santorini Court Mount Martha VIC  
3934**

4 2 2

Sold Price

**\$830,000**

Sold Date

**18-Dec-19**

Distance

**1.09km**

RS = Recent sale

UN = Undisclosed Sale

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