

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

12/1 GREEN ISLAND AVENUE 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

\$630,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$695,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jan 2021

to

31 Dec 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

1/17-19 VAN NESS AVENUE MORNINGTON VIC 3931	\$630,000	15-Sep-21
2/7 CAROL STREET MORNINGTON VIC 3931	\$715,000	30-Nov-21
4/90 BENTONS ROAD MOUNT MARTHA VIC 3934	\$622,000	29-Sep-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 19 January 2022

Chris Fahl
P 5906 5999
M 0404 668 818
E mornington@ypa.com.au

**1/17-19 VAN NESS AVENUE
MORNINGTON VIC 3931**

 2  1  2

Sold Price

\$630,000

Sold Date

15-Sep-21

Distance

1.06km



**2/7 CAROL STREET MORNINGTON
VIC 3931**

 2  1  2

Sold Price

^{RS} **\$715,000**

Sold Date

30-Nov-21

Distance

0.38km



**4/90 BENTONS ROAD MOUNT
MARTHA VIC 3934**

 2  1  1

Sold Price

\$622,000

Sold Date

29-Sep-21

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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