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	19 SHEARWATER DRIVE 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	$1,375,000	&	$1,475,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,975,000	Property type	Land	Suburb	Mount Martha
Period-from	01 Feb 2022	to	31 Jan 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
2 CAROOL COURT MOUNT MARTHA VIC 3934	$1,315,000	25-Jan-22
21 IAN ROAD MOUNT MARTHA VIC 3934	$1,500,000	06-Jan-22

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: 22 February 2023

McEWING & PARTNERS

Marcus Gollings
P 5975 4555
M 0422 236 990
E marcus@mcewingpartners.com



2 CAROOL COURT MOUNT MARTHA VIC 3934

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Sold Price **$1,315,000** Sold Date **25-Jan-22**

Distance **0.34km**



21 IAN ROAD MOUNT MARTHA VIC 3934

- - -

Sold Price **$1,500,000** Sold Date **06-Jan-22**

Distance **0.81km**

RS = Recent sale **UN** = Undisclosed Sale

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