

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

8/22 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 May 2023

to

30 Apr 2024

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

3/24 RUTH ROAD MORNINGTON VIC 3931	\$715,000	22-Nov-23
18/13 CRAIGIE ROAD MOUNT MARTHA VIC 3934	\$725,000	23-Feb-24
2/3 WILLS STREET MORNINGTON VIC 3931	\$680,000	07-Dec-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: 13 May 2024

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**3/24 RUTH ROAD MORNINGTON
VIC 3931**

 2  2  1

Sold Price

\$715,000

Sold Date

22-Nov-23

Distance

0.59km



**18/13 CRAIGIE ROAD MOUNT
MARTHA VIC 3934**

 2  1  2

Sold Price

^{RS} **\$725,000**

Sold Date

23-Feb-24

Distance

1.2km



**2/3 WILLS STREET MORNINGTON
VIC 3931**

 2  1  1

Sold Price

\$680,000

Sold Date

07-Dec-23

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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