

## 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

5A STANTON CLOSE MOUNT MARTHA VIC 3934

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,570,000

Property type

House

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

9 SAMUEL CLOSE MOUNT MARTHA VIC 3934	\$1,295,000	24-Feb-24
23 MARTHAS RIDGE DRIVE MOUNT MARTHA VIC 3934	\$1,250,000	15-Mar-24
23 MARRIOTT DRIVE MOUNT MARTHA VIC 3934	-	09-Feb-24

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: 21 May 2024



**9 SAMUEL CLOSE MOUNT MARTHA VIC 3934** Sold Price **\$1,295,000** Sold Date **24-Feb-24**

 4  2  2

Distance **1.71km**



**23 MARTHAS RIDGE DRIVE MOUNT MARTHA VIC 3934** Sold Price <sup>RS</sup> **\$1,250,000** Sold Date **15-Mar-24**

 4  2  3

Distance **0.22km**



**23 MARRIOTT DRIVE MOUNT MARTHA VIC 3934** Sold Price

<sup>RS</sup> <sup>UN</sup> Sold Date **09-Feb-24**

 4  2  2

Distance **0.64km**

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

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