

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

46 TWO BAYS CRESCENT 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

\$2,200,000

&

\$2,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

House

Suburb

Mount Martha

Period-from

01 Sep 2022

to

31 Aug 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

10 TWO BAYS CRESCENT MOUNT MARTHA VIC 3934	\$2,350,000	20-Mar-23
13 GLENISLA DRIVE MOUNT MARTHA VIC 3934	\$2,100,000	02-Jun-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: 04 September 2023

Marcus Gollings

P 5975 4555

M 0422 236 990

E marcus@mcewingpartners.com**10 TWO BAYS CRESCENT MOUNT
MARTHA VIC 3934**

3 1 2

Sold Price

\$2,350,000

Sold Date

20-Mar-23

Distance

0.32km**13 GLENISLA DRIVE MOUNT
MARTHA VIC 3934**

4 3 2

Sold Price

\$2,100,000

Sold Date

02-Jun-23

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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