

## 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

32/2A BENTONS ROAD MOUNT MARTHA VIC 3934

### Indicative selling price

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

Single Price

or range  
between

\$890,000

&

\$940,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Aug 2021

to

31 Jul 2022

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

20/2A BENTONS ROAD MOUNT MARTHA VIC 3934	\$935,000	08-Mar-22
4/9 CROMDALE STREET MOUNT MARTHA VIC 3934	\$940,000	29-Jul-22
3/579 ESPLANADE MOUNT MARTHA VIC 3934	\$970,000	18-Aug-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: 26 August 2022


**20/2A BENTONS ROAD MOUNT  
MARTHA VIC 3934**
 3  1  2

Sold Price

**\$935,000**

 Sold Date **08-Mar-22**

 Distance **0.05km**

**4/9 CROMDALE STREET MOUNT  
MARTHA VIC 3934**
 3  2  2

Sold Price

<sup>RS</sup> **\$940,000**

 Sold Date **29-Jul-22**

 Distance **0.21km**

**3/579 ESPLANADE MOUNT  
MARTHA VIC 3934**
 3  1  2

Sold Price

<sup>RS</sup> **\$970,000**

 Sold Date **18-Aug-22**

 Distance **0.8km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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