

## 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

5 The Heads 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

\$1,300,000

&

\$1,425,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Land

Suburb

Mount Martha

Period-from

01 Jul 2019

to

30 Jun 2020

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

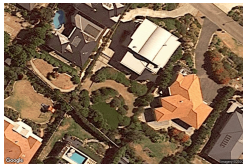
Date of sale

9 Rockleigh Drive Mount Martha VIC 3934	-	03-Jul-19
27 Shearwater Drive Mount Martha VIC 3934	\$1,150,000	09-Sep-19
37 Bay Road Mount Martha VIC 3934	\$1,190,000	12-Feb-19

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: 28 July 2020


**9 Rockleigh Drive Mount Martha  
VIC 3934**
 3  -  -

Sold Price

 - Sold Date **03-Jul-19**

 Distance **0.35km**

**27 Shearwater Drive Mount Martha  
VIC 3934**
 -  -  -

Sold Price

**\$1,150,000** Sold Date **09-Sep-19**

 Distance **0.57km**

**37 Bay Road Mount Martha VIC  
3934**
 -  -  -

Sold Price

**\$1,190,000** Sold Date **12-Feb-19**

 Distance **2.72km**

RS = Recent sale

UN = Undisclosed Sale

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