

## 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

20 SHERWOOD CRESCENT 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Mount Martha

Period-from

01 Feb 2023

to

31 Jan 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

32 ST IVES GROVE MOUNT MARTHA VIC 3934	\$1,225,000	10-Aug-23
6 ROBINS CLOSE MOUNT MARTHA VIC 3934	\$1,100,000	17-Aug-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: 01 February 2024

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**32 ST IVES GROVE MOUNT  
MARTHA VIC 3934**

3 2 2

Sold Price **\$1,225,000** Sold Date **10-Aug-23**

Distance **0.66km**



**6 ROBINS CLOSE MOUNT MARTHA  
VIC 3934**

3 2 2

Sold Price **\$1,100,000** Sold Date **17-Aug-23**

Distance **1.16km**

RS = Recent sale      UN = Undisclosed Sale

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