

## 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

50 ELSPETH CIRCUIT 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,457,500

Property type

House

Suburb

Mount Martha

Period-from

01 Sep 2023

to

31 Aug 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

33 ELSPETH CIRCUIT MOUNT MARTHA VIC 3934	-	07-Aug-24
23 MARTHAS RIDGE DRIVE MOUNT MARTHA VIC 3934	\$1,250,000	08-Mar-24
5A STANTON CLOSE MOUNT MARTHA VIC 3934	\$1,270,000	20-Jun-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: 05 September 2024

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**33 ELSPETH CIRCUIT MOUNT  
MARTHA VIC 3934**

4 2 2

Sold Price

<sup>RS</sup> - <sup>UN</sup>

Sold Date **07-Aug-24**

Distance **0.05km**



**23 MARTHAS RIDGE DRIVE MOUNT  
MARTHA VIC 3934**

3 2 3

Sold Price

**\$1,250,000**

Sold Date **08-Mar-24**

Distance **0.57km**



**5A STANTON CLOSE MOUNT  
MARTHA VIC 3934**

4 2 2

Sold Price

<sup>RS</sup> **\$1,270,000**

Sold Date **20-Jun-24**

Distance **0.67km**



**7 RANCHER PLACE MORNINGTON  
VIC 3931**

4 2 2

Sold Price

**\$1,200,000**

Sold Date **22-Mar-24**

Distance **1.65km**

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

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