

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

4 Chardonnay Drive, Mount Martha Vic 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,650,000 & \$1,780,000

Median sale price

Median price \$1,571,000 Property Type House Suburb Mount Martha

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

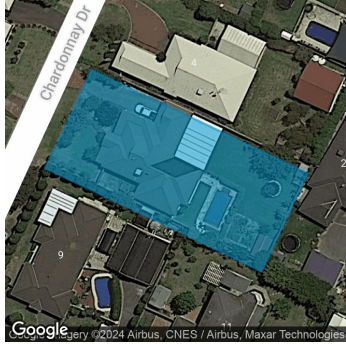
	Address of comparable property	Price	Date of sale
1	11 Cottage PI MORNINGTON 3931	\$1,780,000	24/09/2023
2	16 Secrets Way MOUNT MARTHA 3934	\$1,770,000	14/12/2023
3	16 Ben Dr MORNINGTON 3931	\$1,650,000	13/11/2023

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 six months.~~

This Statement of Information was prepared on:

16/01/2024 10:55



4 2 2

Rooms: 9
Property Type: House (Res)
Land Size: 1301 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,650,000 - \$1,780,000
Median House Price
December quarter 2023: \$1,571,000

Comparable Properties



11 Cottage PI MORNINGTON 3931 (REI/VG)

[Agent Comments](#)

5 3 2

Price: \$1,780,000
Method: Private Sale
Date: 24/09/2023
Property Type: House
Land Size: 1288 sqm approx



16 Secrets Way MOUNT MARTHA 3934 (REI)

[Agent Comments](#)

6 3 5

Price: \$1,770,000
Method: Private Sale
Date: 14/12/2023
Property Type: House
Land Size: 1430 sqm approx



16 Ben Dr MORNINGTON 3931 (REI/VG)

[Agent Comments](#)

5 3 2

Price: \$1,650,000
Method: Private Sale
Date: 13/11/2023
Property Type: House (Res)
Land Size: 1207 sqm approx

Account - Marshall White | P: 03 9822 9999