

## 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

2 Sarshas Way 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

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Land

Suburb

Mount Martha

Period-from

01 Feb 2019

to

31 Jan 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 Sarshas Way Mount Martha VIC 3934	\$1,100,000	17-Dec-19
11 Balcombe Drive Mount Martha VIC 3934	\$1,050,000	20-Nov-19
10 Summerfield Drive Mornington VIC 3931	\$1,175,000	05-Sep-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.~~

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**9 Sarshas Way Mount Martha VIC 3934**

3 2 2

Sold Price **\$580,000** Sold Date **08-May-12**

Distance **0.12km**

**Notes from your agent**

Sold off market in February 2020 \$1,100,000



**11 Balcombe Drive Mount Martha VIC 3934**

4 2 2

Sold Price **\$1,050,000** Sold Date **20-Nov-19**

Distance **0.31km**



**10 Summerfield Drive Mornington VIC 3931**

3 2 2

Sold Price **\$1,175,000** Sold Date **05-Sep-19**

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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