

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

32 Hyperno Way, Mount Martha Vic 3934

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$1,461,500 Property Type House Suburb Mount Martha

Period - From 01/07/2020 to 30/06/2021 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	10 Spinnaker Rise MORNINGTON 3931	\$951,000	13/07/2021
2	3 Jonathon Ct MORNINGTON 3931	\$895,000	29/06/2021
3	327 Dunns Rd MORNINGTON 3931	\$863,000	04/08/2021

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:

14/10/2021 09:08



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Property Type: House
Land Size: 574 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$960,000
Median House Price
 Year ending June 2021: \$1,461,500

Comparable Properties

10 Spinnaker Rise MORNINGTON 3931 (VG) Agent Comments

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Price: \$951,000
Method: Sale
Date: 13/07/2021
Property Type: House (Res)
Land Size: 577 sqm approx



3 Jonathon Ct MORNINGTON 3931 (VG) Agent Comments

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Price: \$895,000
Method: Sale
Date: 29/06/2021
Property Type: House (Res)
Land Size: 574 sqm approx



327 Dunns Rd MORNINGTON 3931 (REI/VG) Agent Comments

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Price: \$863,000
Method: Private Sale
Date: 04/08/2021
Property Type: House
Land Size: 584 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897