

# 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 3/12 Cromdale Street, 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)

Range between \$1,275,000 & \$1,375,000

### Median sale price

Median price \$1,700,701 Property Type House Suburb Mount Martha

Period - From 01/01/2021 to 31/12/2021 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	32a Carnoustie Gr MORNINGTON 3931	\$1,350,000	30/10/2021
2			
3			

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: 25/02/2022 09:23



3 2 2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,275,000 - \$1,375,000

**Median House Price**

Year ending December 2021: \$1,700,701

## Comparable Properties



**32a Carnoustie Gr MORNINGTON 3931**  
(REI/VG)

Agent Comments

3 2 2

**Price:** \$1,350,000

**Method:** Private Sale

**Date:** 30/10/2021

**Property Type:** Townhouse (Single)

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.

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