

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

6/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jul 2024

to

30 Jun 2025

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

9/90 BENTONS ROAD MOUNT MARTHA VIC 3934	\$703,000	27-Jun-25
33/99 BENTONS ROAD MORNINGTON VIC 3931	\$650,000	17-Feb-25
10/50 GREEN ISLAND AVENUE MOUNT MARTHA 3934	\$680,000	18-Jun-25

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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**9/90 BENTONS ROAD MOUNT
MARTHA VIC 3934** 2  1  1

Sold Price

^{RS}**\$703,000**

Sold Date

27-Jun-25

Distance

0.14km**33/99 BENTONS ROAD
MORNINGTON VIC 3931** 2  1  1

Sold Price

\$650,000

Sold Date

17-Feb-25

Distance

0.27km**RS** = Recent sale**UN** = Undisclosed Sale

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