

# 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 Bayliss Rise, 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 \$550,000 & \$580,000

### Median sale price

Median price \$1,206,500 Property Type House Suburb Mount Martha

Period - From 01/07/2019 to 30/06/2020 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	26 Seacrest PI MOUNT MARTHA 3934	\$595,000	30/05/2020
2	14 Bennetts Rd MORNINGTON 3931	\$560,000	16/03/2020
3	5 Bayliss Rise MOUNT MARTHA 3934	\$555,500	25/02/2020

**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:

06/08/2020 14:14



**Property Type:** House (Res)  
**Land Size:** 171 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$580,000  
**Median House Price**  
Year ending June 2020: \$1,206,500

## Comparable Properties

26 Seacrest PI MOUNT MARTHA 3934 (REI) **Agent Comments**



**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 30/05/2020  
**Property Type:** House (Res)

14 Bennetts Rd MORNINGTON 3931 (VG) **Agent Comments**



**Price:** \$560,000  
**Method:** Sale  
**Date:** 16/03/2020  
**Property Type:** Factory  
**Land Size:** 510 sqm approx



5 Bayliss Rise MOUNT MARTHA 3934 (REI/VG) **Agent Comments**



**Price:** \$555,500  
**Method:** Private Sale  
**Date:** 25/02/2020  
**Property Type:** Unit