

# 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

15 Windmill Parade, Mount Martha Vic 3934
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$780,000
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 & 

\$840,000
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### Median sale price

Median price 

\$1,215,500
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 Property Type 

House
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 Suburb 

Mount Martha
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Period - From 

01/10/2019
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 to 

31/12/2019
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 Source 

REIV
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### 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	8 Botany Wlk MORNINGTON 3931	\$876,500	08/02/2020
2	10 John William Dr MOUNT MARTHA 3934	\$855,000	12/12/2019
3	11 Nowra Ct MORNINGTON 3931	\$730,000	10/01/2020

**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: 

14/02/2020 13:47
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**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 582 sqm approx

[Agent Comments](#)

**Indicative Selling Price**  
\$780,000 - \$840,000  
**Median House Price**  
December quarter 2019: \$1,215,500

## Comparable Properties



**8 Botany Wik MORNINGTON 3931 (REI)**

[Agent Comments](#)



**Price:** \$876,500

**Method:** Auction Sale

**Date:** 08/02/2020

**Property Type:** House (Res)

**Land Size:** 762 sqm approx



**10 John William Dr MOUNT MARTHA 3934 (REI)**

[Agent Comments](#)



**Price:** \$855,000

**Method:** Private Sale

**Date:** 12/12/2019

**Rooms:** 5

**Property Type:** House

**Land Size:** 703 sqm approx



**11 Nowra Ct MORNINGTON 3931 (REI)**

[Agent Comments](#)



**Price:** \$730,000

**Method:** Private Sale

**Date:** 10/01/2020

**Rooms:** 5

**Property Type:** House

**Land Size:** 653 sqm approx