

## 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

16/25 HARRAP ROAD MOUNT MARTHA VIC 3934

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$812,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/46 OAKLAND STREET MORNINGTON VIC 3931	\$625,000	19-Dec-23
21/99 BENTONS ROAD MORNINGTON VIC 3931	\$599,000	18-Dec-23
16/90 BENTONS ROAD MOUNT MARTHA VIC 3934	\$705,000	16-Oct-23

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.~~

This Statement of Information was prepared on: 17 January 2024



3/46 Oakland Street, Mornington



### 3/46 OAKLAND STREET MORNINGTON VIC 3931

2 1 1

Sold Price <sup>RS</sup> **\$625,000** Sold Date **19-Dec-23**

Distance **1.67km**



### 21/99 BENTONS ROAD MORNINGTON VIC 3931

2 1 1

Sold Price <sup>RS</sup> **\$599,000** Sold Date **18-Dec-23**

Distance **0.91km**



### 16/90 BENTONS ROAD MOUNT MARTHA VIC 3934

2 1 1

Sold Price **\$705,000** Sold Date **16-Oct-23**

Distance **0.79km**

RS = Recent sale UN = Undisclosed Sale

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