

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

18/129 Harrap Road 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

\$730,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Feb 2020

to

31 Jan 2021

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

4/129 Harrap Road Mount Martha VIC 3934	\$770,000	20-Jan-21
18/125 Harrap Road Mount Martha VIC 3934	\$625,000	13-Nov-20
3/70 Harrap Road Mount Martha VIC 3934	\$705,000	23-Oct-20

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: 26 February 2021

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**4/129 Harrap Road Mount Martha
VIC 3934**

3 2 2

Sold Price **\$770,000** Sold Date **20-Jan-21**

Distance **0.07km**



**18/125 Harrap Road Mount Martha
VIC 3934**

3 2 2

Sold Price **\$625,000** Sold Date **13-Nov-20**

Distance **0.1km**



**3/70 Harrap Road Mount Martha
VIC 3934**

3 2 2

Sold Price **\$705,000** Sold Date **23-Oct-20**

Distance **0.47km**

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

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