

## 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

66 DUNNS 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

\$5,200,000

&

\$5,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,570,000

Property type

House

Suburb

Mount Martha

Period-from

01 May 2023

to

30 Apr 2024

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 2A REGINALD WAY MOUNT MARTHA VIC 3934 | \$5,200,000 | 21-Feb-24 |
|                                       |             |           |
|                                       |             |           |

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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**2A REGINALD WAY MOUNT  
MARTHA VIC 3934**

 5  4  4

Sold Price <sup>RS</sup> **\$5,200,000** <sup>UN</sup> Sold Date **21-Feb-24**

Distance **0.7km**

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

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