

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

23/70 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

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

House

Suburb

Mount Martha

Period-from

01 Jul 2022

to

30 Jun 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

1 KRISTIAN COURT MOUNT MARTHA VIC 3934	\$901,000	15-Feb-23
2 TANGERINE COURT MOUNT MARTHA VIC 3934	\$920,000	19-Jan-23
25 HUTCHINS PARK CLOSE MORNINGTON VIC 3931	\$840,000	07-Feb-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: 04 July 2023



1 KRISTIAN COURT MOUNT MARTHA VIC 3934

3 1 1

Sold Price **\$901,000** Sold Date **15-Feb-23**

Distance **0.43km**



2 TANGERINE COURT MOUNT MARTHA VIC 3934

4 2 2

Sold Price **\$920,000** Sold Date **19-Jan-23**

Distance **0.48km**



25 HUTCHINS PARK CLOSE MORNINGTON VIC 3931

2 2 2

Sold Price **\$840,000** Sold Date **07-Feb-23**

Distance **1.52km**

RS = Recent sale

UN = Undisclosed Sale

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