

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

4/4 INGA PARADE 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

\$695,000

&

\$760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$762,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Mar 2024

to

28 Feb 2025

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

7/13 CRAIGIE ROAD MOUNT MARTHA VIC 3934	\$770,000	22-Aug-24
3/579 ESPLANADE MOUNT MARTHA VIC 3934	\$870,000	11-Nov-24
12/13 CRAIGIE ROAD MOUNT MARTHA VIC 3934	\$891,000	09-Jan-25

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: 03 March 2025



7/13 CRAIGIE ROAD MOUNT MARTHA VIC 3934

2 - 2

Sold Price **\$770,000** Sold Date **22-Aug-24**

Distance **0.38km**



3/579 ESPLANADE MOUNT MARTHA VIC 3934

3 1 2

Sold Price **\$870,000** Sold Date **11-Nov-24**

Distance **0.7km**



12/13 CRAIGIE ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price ^{RS} **\$891,000** ^{UN} Sold Date **09-Jan-25**

Distance **0.38km**

RS = Recent sale

UN = Undisclosed Sale

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