

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

21/129 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

\$790,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Apr 2020

to

31 Mar 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
18/129 Harrap Road Mount Martha VIC 3934	\$755,000	25-Mar-21
27 Elspeth Circuit Mount Martha VIC 3934	\$827,000	02-Mar-21

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: 13 April 2021

Lisa Bendle
P 97872422
M 0402834913
E lisa@mcewingpartners.com



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

3 2 2

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

Distance **0.03km**



**18/129 Harrap Road Mount Martha
VIC 3934**

3 2 2

Sold Price ^{RS} **\$755,000** Sold Date **25-Mar-21**

Distance **0.05km**



**27 Elspeth Circuit Mount Martha
VIC 3934**

3 2 2

Sold Price ^{RS} **\$827,000** Sold Date **02-Mar-21**

Distance **1.19km**

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

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