

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

16/76 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Feb 2023

to

31 Jan 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

| | | |
|--|-----------|-----------|
| 5/125 HARRAP ROAD MOUNT MARTHA VIC 3934 | \$825,000 | 22-Aug-23 |
| 3/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934 | \$795,000 | 31-Oct-23 |
| 9/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934 | \$950,000 | 04-Sep-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: 14 February 2024

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5/125 HARRAP ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$825,000** Sold Date **22-Aug-23**

Distance **0.33km**



3/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$795,000** Sold Date **31-Oct-23**

Distance **0.91km**



9/47 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$950,000** Sold Date **04-Sep-23**

Distance **1.07km**

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

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