# 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 WALARA DRIVE 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 rang betwee		\$1,850,000	&	\$2,035,000		
<b>Median sale price</b> (*Delete house or unit as applicable)									
Median Price	\$1,430,000	Prop	erty type	House		Suburb	Mount Martha		
Period-from	01 Apr 2024	to	31 Mar 2	025	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
94 GLENISLA DRIVE MOUNT MARTHA VIC 3934	\$1,860,000	02-Dec-24
18 DICKINSON GROVE MOUNT MARTHA VIC 3934	\$1,960,000	24-Mar-25
5 BANKSIA GROVE MOUNT MARTHA VIC 3934	\$1,850,000	18-Nov-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.

This Statement of Information was prepared on: 16 April 2025



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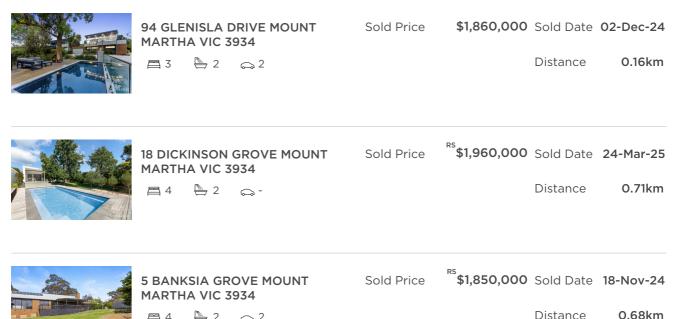


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RS = Recent sale UN = Undisclosed Sale

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