

## 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

11 PACIFIC TERRACE MOUNT MARTHA VIC 3934

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,590,000

&

\$2,890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Mount Martha

Period-from

01 Apr 2021

to

31 Mar 2022

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

|                                          |             |           |
|------------------------------------------|-------------|-----------|
| 52 PARK ROAD MOUNT MARTHA VIC 3934       | \$3,020,000 | 18-Dec-21 |
| 9 ATLANTIC TERRACE MOUNT MARTHA VIC 3934 | \$2,950,000 | 31-Mar-22 |
| 35 PACIFIC TERRACE MOUNT MARTHA VIC 3934 | \$2,500,000 | 11-Jan-22 |

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 April 2022

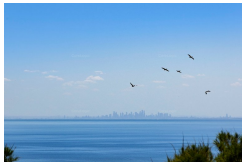


## 52 PARK ROAD MOUNT MARTHA VIC 3934

Sold Price **\$3,020,000** Sold Date **18-Dec-21**

4 3 2

Distance **0.41km**



## 9 ATLANTIC TERRACE MOUNT MARTHA VIC 3934

Sold Price <sup>RS</sup> **\$2,950,000** <sup>UN</sup> Sold Date **31-Mar-22**

4 3 3

Distance **0.11km**



## 35 PACIFIC TERRACE MOUNT MARTHA VIC 3934

Sold Price <sup>RS</sup> **\$2,500,000** Sold Date **11-Jan-22**

3 2 2

Distance **0.23km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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