

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

9 SUNHILL 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

\$2,495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Mount Martha

Period-from

01 Sep 2023

to

31 Aug 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

6 SHONA PLACE MOUNT MARTHA VIC 3934	\$2,450,000	14-Jun-24
25 HULL ROAD MOUNT MARTHA VIC 3934	\$2,640,000	30-Jun-24
11 ESHER RISE MOUNT MARTHA VIC 3934	\$2,350,000	02-Jun-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 September 2024

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6 SHONA PLACE MOUNT MARTHA VIC 3934

3 2 4

Sold Price

\$2,450,000

Sold Date

14-Jun-24

Distance

0.59km



25 HULL ROAD MOUNT MARTHA VIC 3934

4 3 2

Sold Price

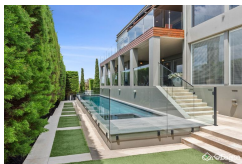
^{RS} **\$2,640,000**

Sold Date

30-Jun-24

Distance

0.42km



11 ESHER RISE MOUNT MARTHA VIC 3934

4 2 4

Sold Price

\$2,350,000

Sold Date

02-Jun-24

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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