

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

2 AZURE PLACE 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

\$1,850,000

&

\$1,995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

House

Suburb

Mount Martha

Period-from

01 Sep 2022

to

31 Aug 2023

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

3 NORMAN ROAD MOUNT MARTHA VIC 3934	\$2,075,000	15-Sep-23
53 MAUDE STREET MOUNT MARTHA VIC 3934	\$1,960,000	12-Sep-23
17 KIAORA AVENUE MOUNT MARTHA VIC 3934	\$2,100,000	02-May-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: 20 September 2023

Kate McNeill

M 0432444040

E hello@danckert.com.au



3 NORMAN ROAD MOUNT MARTHA VIC 3934

4 2 2

Sold Price ^{RS} **\$2,075,000** Sold Date **15-Sep-23**

Distance **0.97km**



53 MAUDE STREET MOUNT MARTHA VIC 3934

4 3 2

Sold Price ^{RS} **\$1,960,000** Sold Date **12-Sep-23**

Distance **1.08km**



17 KIAORA AVENUE MOUNT MARTHA VIC 3934

4 2 2

Sold Price **\$2,100,000** Sold Date **02-May-23**

Distance **0.8km**

RS = Recent sale

UN = Undisclosed Sale

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