

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

21/70 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

\$1,510,000

Property type

House

Suburb

Mount Martha

Period-from

01 Mar 2023

to

29 Feb 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

3/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

\$795,000

31-Oct-23

5 BELLE MARIE LANE MOUNT MARTHA VIC 3934

\$820,000

09-Oct-23

17/27 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

\$897,000

22-Dec-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: 18 March 2024

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3/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

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

Distance **0.8km**



5 BELLE MARIE LANE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$820,000** Sold Date **09-Oct-23**

Distance **0.99km**



17/27 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 2

Sold Price ^{RS} **\$897,000** Sold Date **22-Dec-23**

Distance **1.11km**

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

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