

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

20/13 CRAIGIE 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

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$742,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Mar 2022

to

28 Feb 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

14/13 CRAIGIE ROAD MOUNT MARTHA VIC 3934	\$825,000	24-Nov-22
1/11 CROMDALE STREET MOUNT MARTHA VIC 3934	\$880,000	15-Mar-23
5/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$832,500	30-Jan-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: 24 March 2023

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**14/13 CRAIGIE ROAD MOUNT
MARTHA VIC 3934**

2 1 2

Sold Price **\$825,000** Sold Date **24-Nov-22**

Distance **0.07km**



**1/11 CROMDALE STREET MOUNT
MARTHA VIC 3934**

3 2 2

Sold Price ^{RS} **\$880,000** Sold Date **15-Mar-23**

Distance **1.08km**



**5/26 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

3 2 1

Sold Price ^{RS} **\$832,500** Sold Date **30-Jan-23**

Distance **1.3km**

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

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