

## 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

19 WALARA DRIVE 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

\$1,450,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Martha

Period-from

01 Oct 2021

to

30 Sep 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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 25 WALARA DRIVE MOUNT MARTHA VIC 3934 | \$1,650,000 | 14-Jun-22 |
| 85 WALARA DRIVE MOUNT MARTHA VIC 3934 | \$1,600,000 | 19-May-22 |
| 35 WALARA DRIVE MOUNT MARTHA VIC 3934 | \$1,440,000 | 04-Oct-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: 31 October 2022

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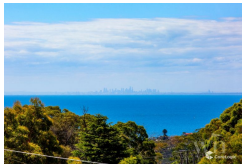


## 25 WALARA DRIVE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$1,650,000** Sold Date **14-Jun-22**

Distance **0.06km**

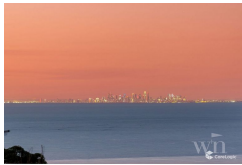


## 85 WALARA DRIVE MOUNT MARTHA VIC 3934

3 2 2

Sold Price **\$1,600,000** Sold Date **19-May-22**

Distance **0.48km**



## 35 WALARA DRIVE MOUNT MARTHA VIC 3934

3 3 2

Sold Price <sup>RS</sup> **\$1,440,000** Sold Date **04-Oct-22**

Distance **0.16km**

RS = Recent sale

UN = Undisclosed Sale

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