

## 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

34A AMBERLEY 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

\$850,000

&

\$890,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$757,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Jul 2021

to

30 Jun 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

3/5 RUTH ROAD MORNINGTON VIC 3931	\$850,000	22-Feb-22
3/135 HARRAP ROAD MOUNT MARTHA VIC 3934	\$905,000	16-Apr-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: 02 July 2022



**3/5 RUTH ROAD MORNINGTON VIC 3931** Sold Price **\$850,000** Sold Date **22-Feb-22**

2 2 2

Distance **2.02km**



**3/135 HARRAP ROAD MOUNT MARTHA VIC 3934** Sold Price **\$905,000** Sold Date **16-Apr-22**

3 2 2

Distance **0.7km**

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

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