

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

17 Walpole Street 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,150,000

Property type

House

Suburb

Mount Martha

Period-from

01 May 2020

to

30 Apr 2021

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

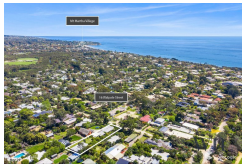
Date of sale

16 Walpole Street Mount Martha VIC 3934	\$1,025,000	17-Nov-20
6 Ozone Avenue Mount Martha VIC 3934	\$1,740,000	19-Dec-20
20 Helena Street Mount Martha VIC 3934	\$1,530,000	27-Oct-20

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: 05 May 2021



16 Walpole Street Mount Martha VIC 3934

 2  1  4

Sold Price

\$1,025,000

Sold Date

17-Nov-20

Distance

0.11km



6 Ozone Avenue Mount Martha VIC 3934

 3  2  4

Sold Price

\$1,740,000

Sold Date

19-Dec-20

Distance

0.26km



20 Helena Street Mount Martha VIC 3934

 3  2  2

Sold Price

\$1,530,000

Sold Date

27-Oct-20

Distance

0.38km



26 Ozone Avenue Mount Martha VIC 3934

 5  3  -

Sold Price

^{RS} **\$2,100,000**

Sold Date

08-Apr-21

Distance

0.13km



12 Matthew Street Mount Martha VIC 3934

 3  1  2

Sold Price

\$1,020,000

Sold Date

25-Feb-21

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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