

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

69 Walara Drive 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

\$950,000

&

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

House

Suburb

Mount Martha

Period-from

01 Dec 2018

to

30 Nov 2019

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

7 Kurrup Street Mount Martha VIC 3934	\$1,020,000	17-Sep-19
104 Panorama Drive Mount Martha VIC 3934	\$1,000,000	24-Sep-19
68 Hopetoun Avenue Mount Martha VIC 3934	\$955,000	14-Oct-19

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: 06 December 2019



7 Kurrup Street Mount Martha VIC 3934

Sold Price

\$1,020,000

Sold Date

17-Sep-19

3 2 2

Distance

0.89km



104 Panorama Drive Mount Martha VIC 3934

Sold Price

\$1,000,000

Sold Date

24-Sep-19

3 2 4

Distance

0.86km



68 Hopetoun Avenue Mount Martha VIC 3934

Sold Price

\$955,000

Sold Date

14-Oct-19

4 2 2

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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