

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

34 Mondana Way, Mount Martha Vic 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$1,483,000

Property Type

House

Suburb

Mount Martha

Period - From

01/07/2023

to

30/06/2024

Source

REIV

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 six 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
1	6 Mondana Way MOUNT MARTHA 3934	\$1,288,000	27/04/2024
2	23 Marthas Ridge Dr MOUNT MARTHA 3934	\$1,250,000	15/03/2024
3			

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 six months.~~

This Statement of Information was prepared on:

05/09/2024 16:57



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Property Type: House (Previously Occupied - Detached)
Land Size: 841 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
Year ending June 2024: \$1,483,000

Comparable Properties

6 Mondana Way MOUNT MARTHA 3934 (REI) **Agent Comments**

 5  2  2

Price: \$1,288,000
Method:
Date: 27/04/2024
Property Type: House

23 Marthas Ridge Dr MOUNT MARTHA 3934 (REI) **Agent Comments**

 -  -  -

Price: \$1,250,000
Method:
Date: 15/03/2024
Property Type: House

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 six months.