

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

15 WYUNA COURT 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

\$1,875,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,440,000

Property type

House

Suburb

Mount Martha

Period-from

01 Nov 2023

to

31 Oct 2024

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

17 MOUNT MARTHA ROAD MOUNT MARTHA VIC 3934	\$1,870,000	11-Aug-24
17 ILUKA STREET SAFETY BEACH VIC 3936	\$1,900,000	30-Aug-24
7 GRAY STREET MOUNT MARTHA VIC 3934	\$1,750,000	07-Oct-24

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: 14 November 2024


**17 MOUNT MARTHA ROAD MOUNT
MARTHA VIC 3934**

4 2 -

Sold Price

\$1,870,000

Sold Date

11-Aug-24

Distance

0.65km
**17 ILUKA STREET SAFETY BEACH
VIC 3936**

4 3 3

Sold Price

^{RS} **\$1,900,000**

Sold Date

30-Aug-24

Distance

1km
**7 GRAY STREET MOUNT MARTHA
VIC 3934**

4 3 2

Sold Price

^{RS} **\$1,750,000**

Sold Date

07-Oct-24

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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