

## 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

9/70 HARRAP ROAD 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

\$790,000

&

\$860,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Aug 2023

to

31 Jul 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

2/70 HARRAP ROAD MOUNT MARTHA VIC 3934	\$860,000	14-May-24
1 BELLE MARIE LANE MOUNT MARTHA VIC 3934	\$895,000	25-Mar-24
1/14 MAXWELL STREET MORNINGTON VIC 3931	\$820,000	24-Mar-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.~~

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**2/70 HARRAP ROAD MOUNT  
 MARTHA VIC 3934**

3 2 2

Sold Price <sup>RS</sup> **\$860,000** Sold Date **14-May-24**

Distance **0.05km**



**1 BELLE MARIE LANE MOUNT  
 MARTHA VIC 3934**

3 2 2

Sold Price **\$895,000** Sold Date **25-Mar-24**

Distance **1.03km**



**1/14 MAXWELL STREET  
 MORNINGTON VIC 3931**

3 2 2

Sold Price **\$820,000** Sold Date **24-Mar-24**

Distance **1.29km**

RS = Recent sale      UN = Undisclosed Sale

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