

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

10/13 CRAIGIE ROAD 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

\$750,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Dec 2023

to

30 Nov 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

| | | |
|---|-----------|-----------|
| 7/13 CRAIGIE ROAD MOUNT MARTHA VIC 3934 | \$770,000 | 22-Aug-24 |
| 3/579 ESPLANADE MOUNT MARTHA VIC 3934 | \$870,000 | 11-Nov-24 |
| 3/21 DAVA DRIVE MORNINGTON VIC 3931 | \$775,000 | 26-Nov-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: 17 December 2024

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**7/13 CRAIGIE ROAD MOUNT
MARTHA VIC 3934**

2 - 2

Sold Price **\$770,000** Sold Date **22-Aug-24**

Distance **0.04km**



**3/579 ESPLANADE MOUNT
MARTHA VIC 3934**

3 1 2

Sold Price ^{RS} **\$870,000** Sold Date **11-Nov-24**

Distance **0.34km**



**3/21 DAVA DRIVE MORNINGTON
VIC 3931**

2 1 1

Sold Price ^{RS} **\$775,000** Sold Date **26-Nov-24**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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