

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 HEDGES 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

or range
between

\$1,950,000

&

\$2,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,500,000

Property type

House

Suburb

Mount Martha

Period-from

01 Mar 2023

to

29 Feb 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

3 NORMAN ROAD MOUNT MARTHA VIC 3934	\$2,075,000	12-Sep-23
6 CRAIGIE ROAD MOUNT MARTHA VIC 3934	\$1,950,000	22-Jan-24
53 MAUDE STREET MOUNT MARTHA VIC 3934	\$1,960,000	06-Sep-23

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: 04 March 2024

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3 NORMAN ROAD MOUNT MARTHA VIC 3934

4 2 -

Sold Price **\$2,075,000** Sold Date **12-Sep-23**

Distance **0.27km**



6 CRAIGIE ROAD MOUNT MARTHA VIC 3934

4 2 4

Sold Price ^{RS} **\$1,950,000** Sold Date **22-Jan-24**

Distance **0.76km**



53 MAUDE STREET MOUNT MARTHA VIC 3934

4 3 2

Sold Price **\$1,960,000** Sold Date **06-Sep-23**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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