

## 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 PARER STREET 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

\$3,250,000

&

\$3,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,415,000

Property type

House

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

|   |             |           |
|---|-------------|-----------|
| 18 WALPOLE STREET MOUNT MARTHA VIC 3934 | \$3,200,000 | 07-Oct-24 |
| 53 MAUDE STREET MOUNT MARTHA VIC 3934   | \$4,780,000 | 21-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: 13 December 2024

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## 18 WALPOLE STREET MOUNT MARTHA VIC 3934

 1  3  2

Sold Price **\$3,200,000** Sold Date **07-Oct-24**

Distance **0.48km**



## 53 MAUDE STREET MOUNT MARTHA VIC 3934

 5  3  2

Sold Price <sup>RS</sup> **\$4,780,000** <sup>UN</sup> Sold Date **21-Oct-24**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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