

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

4/135 Harrap 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

\$820,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Oct 2020

to

30 Sep 2021

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

21/129 Harrap Road Mount Martha VIC 3934	\$880,000	24-Apr-21
16 Hutson Way Mount Martha VIC 3934	\$858,000	26-Jun-21
3/5 Steedman Drive Mornington VIC 3931	\$850,000	29-Sep-21

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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21/129 Harrap Road Mount Martha VIC 3934

3 2 2

Sold Price

\$880,000

Sold Date

24-Apr-21

Distance

0.05km



16 Hutson Way Mount Martha VIC 3934

3 2 2

Sold Price

\$858,000

Sold Date

26-Jun-21

Distance

0.22km



3/5 Steedman Drive Mornington VIC 3931

- - -

Sold Price

^{RS} **\$850,000**

Sold Date

29-Sep-21

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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