

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

25 NORMAN 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

\$995,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,622,500

Property type

House

Suburb

Mount Martha

Period-from

01 Nov 2021

to

31 Oct 2022

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

5 SAMUEL CLOSE MOUNT MARTHA VIC 3934	\$1,005,000	04-Nov-22
27 SHANNS AVENUE MOUNT MARTHA VIC 3934	\$1,160,000	03-Nov-22
36 YARRABIN DRIVE MOUNT MARTHA VIC 3934	\$1,025,000	12-Oct-22

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: 28 November 2022

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5 SAMUEL CLOSE MOUNT MARTHA VIC 3934

Sold Price ^{RS} **\$1,005,000** Sold Date **04-Nov-22**

3 1 2

Distance **0.47km**



27 SHANNS AVENUE MOUNT MARTHA VIC 3934

Sold Price ^{RS} **\$1,160,000** Sold Date **03-Nov-22**

3 2 2

Distance **0.85km**



36 YARRABIN DRIVE MOUNT MARTHA VIC 3934

Sold Price ^{RS} **\$1,025,000** Sold Date **12-Oct-22**

4 2 2

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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