

## 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

6 HENRIETTA PLACE 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

\$1,250,000

&

\$1,350,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Mount Martha

Period-from

01 Apr 2021

to

31 Mar 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

2 INDURA STREET MOUNT MARTHA VIC 3934	\$1,350,000	10-Nov-21
7 WINDMILL PARADE MOUNT MARTHA VIC 3934	\$1,300,000	22-Nov-21
13 WHITSUNDAY COURT MOUNT MARTHA VIC 3934	\$1,300,000	22-Jan-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: 14 April 2022

Lloyd Hillard  
M 0458258200  
E lloyd@activeresa.com.au



## 2 INDURA STREET MOUNT MARTHA VIC 3934

 4  2  2

Sold Price **\$1,350,000** Sold Date **10-Nov-21**

Distance **0.59km**



## 7 WINDMILL PARADE MOUNT MARTHA VIC 3934

 4  2  2

Sold Price **\$1,300,000** Sold Date **22-Nov-21**

Distance **0.75km**



## 13 WHITSUNDAY COURT MOUNT MARTHA VIC 3934

 4  2  2

Sold Price Sold Date **22-Jan-22**

Distance **1.39km**

RS = Recent sale UN = Undisclosed Sale

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