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<br>Including suburb and postcode | 34 PARK 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 | $2,200,000 | & | $2,400,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $1,631,900 | Property type | House | Suburb | Mount Martha |
| Period-from | 01 Aug 2021 | to | 31 Jul 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 |
|---|---|---|
| 38 PARK ROAD MOUNT MARTHA VIC 3934 | $2,120,000 | 29-Mar-22 |
| 20 ATLANTIC TERRACE MOUNT MARTHA VIC 3934 | $2,550,000 | 16-Apr-22 |
| 20 WONDERLAND TERRACE MOUNT MARTHA VIC 3934 | $2,325,000 | 22-Dec-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.~~

This Statement of Information was prepared on: 08 August 2022

DANCKERT
REAL ESTATE

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**38 PARK ROAD MOUNT MARTHA VIC 3934**

3 2 2

Sold Price **$2,120,000** Sold Date **29-Mar-22**

Distance **0.04km**



**20 ATLANTIC TERRACE MOUNT MARTHA VIC 3934**

3 2 4

Sold Price RS **$2,550,000** UN Sold Date **16-Apr-22**

Distance **0.08km**



**20 WONDERLAND TERRACE MOUNT MARTHA VIC 3934**

5 2 2

Sold Price **$2,325,000** Sold Date **22-Dec-21**

Distance **0.28km**

**RS** = Recent sale **UN** = Undisclosed Sale

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