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	$800,000	&	$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$790,000	Property type	Unit	Suburb	Mount Martha
Period-from	01 Jul 2023	to	30 Jun 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
5/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	820000	25-Jun-24
2/70 HARRAP ROAD MOUNT MARTHA VIC 3934	860000	14-May-24
12/76 HARRAP ROAD MOUNT MARTHA VIC 3934	800000	16-Jul-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.~~

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5/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

3 2 1

Sold Price RS 820000 Sold Date 25-Jun-24

Distance 1.42km



2/70 HARRAP ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS 860000 Sold Date 14-May-24

Distance 0.48km



12/76 HARRAP ROAD MOUNT MARTHA VIC 3934

3 2 2

Sold Price RS 800000 Sold Date 16-Jul-24

Distance 0.47km

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

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