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	37 Craigie Road, Mount Martha Vic 3934

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $1,450,000

Median sale price

Median price $1,450,000 Property Type House Suburb Mount Martha

Period - From 18/11/2023 to 17/11/2024 Source REIV

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 six 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
1	23 Cumberland Dr MOUNT MARTHA 3934	$1,495,000	25/10/2024
2	121 Bay Rd MOUNT MARTHA 3934	$1,520,000	21/06/2024
3	19 Augusta St MOUNT MARTHA 3934	$1,450,000	13/06/2024

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 six months.~~

This Statement of Information was prepared on: 18/11/2024 12:37

37 Craigie Road, Mount Martha Vic 3934

HODGES



4 2 2

Property Type: House
Land Size: 573 sqm approx

Agent Comments

Indicative Selling Price
$1,450,000
Median House Price
18/11/2023 - 17/11/2024: $1,450,000

Comparable Properties

Coming Soon

23 Cumberland Dr MOUNT MARTHA 3934 (REI)

4 2 2

Price: $1,495,000
Method: Private Sale
Date: 25/10/2024
Property Type: House (Res)

Agent Comments



121 Bay Rd MOUNT MARTHA 3934 (REI/VG)

4 2 2

Price: $1,520,000
Method: Private Sale
Date: 21/06/2024
Property Type: House
Land Size: 1235 sqm approx

Agent Comments



19 Augusta St MOUNT MARTHA 3934 (REI)

4 2 -

Price: $1,450,000
Method: Private Sale
Date: 13/06/2024
Property Type: House (Res)
Land Size: 932 sqm approx

Agent Comments

Account - Hodges | P: 03 9596 1111 | F: 03 9596 7139

REIV THE DIFFERENCE

propertydata.com.au

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