

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

3/135 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

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$750,000

Property type

Unit

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

4/135 HARRAP ROAD MOUNT MARTHA VIC 3934	\$830,000	20-Nov-21
24/194 BENTONS ROAD MOUNT MARTHA VIC 3934	\$835,000	03-Dec-21
2/14 MAXWELL STREET MORNINGTON VIC 3931	\$850,000	10-Nov-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: 14 April 2022

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**4/135 HARRAP ROAD MOUNT
MARTHA VIC 3934**
 3  2  2

 Sold Price **\$830,000** Sold Date **20-Nov-21**

 Distance **0.02km**

**24/194 BENTONS ROAD MOUNT
MARTHA VIC 3934**
 3  2  2

 Sold Price **\$835,000** Sold Date **03-Dec-21**

 Distance **0.41km**

**2/14 MAXWELL STREET
MORNINGTON VIC 3931**
 3  2  2

 Sold Price **\$850,000** Sold Date **10-Nov-21**

 Distance **1.65km**
RS = Recent sale

UN = Undisclosed Sale

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