

## 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

12/76 HARRAP ROAD 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

\$760,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Apr 2023

to

31 Mar 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

3/60 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$795,000	31-Oct-23
6 BAYLAND PLACE MOUNT MARTHA VIC 3934	\$925,000	23-Nov-23
16/76 HARRAP ROAD MOUNT MARTHA VIC 3934	\$815,000	21-Feb-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.~~

This Statement of Information was prepared on: 10 April 2024

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**3/60 GREEN ISLAND AVENUE  
 MOUNT MARTHA VIC 3934**

3 2 2

Sold Price **\$795,000** Sold Date **31-Oct-23**

Distance **0.89km**



**6 BAYLAND PLACE MOUNT  
 MARTHA VIC 3934**

4 2 2

Sold Price <sup>RS</sup> **\$925,000** Sold Date **23-Nov-23**

Distance **1.13km**



**16/76 HARRAP ROAD MOUNT  
 MARTHA VIC 3934**

3 2 2

Sold Price **\$815,000** Sold Date **21-Feb-24**

Distance **0.03km**

RS = Recent sale      UN = Undisclosed Sale

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