

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 SUN COURT 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

Unit

Suburb

Mount Martha

Period-from

01 Feb 2023

to

31 Jan 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

| | | |
|--|-----------|-----------|
| 104 HARRAP ROAD MOUNT MARTHA VIC 3934 | \$778,000 | 31-Jan-24 |
| 28/110 BUNGOWER ROAD MORNINGTON VIC 3931 | \$750,000 | 04-Dec-23 |
| 2/37 VAN NESS AVENUE MORNINGTON VIC 3931 | \$755,000 | 30-Dec-23 |

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: 01 February 2024



**104 HARRAP ROAD MOUNT
MARTHA VIC 3934**

 3  2  2

Sold Price ^{RS} **\$778,000** Sold Date **31-Jan-24**

Distance **0.11km**



**28/110 BUNGOWER ROAD
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **\$750,000** Sold Date **04-Dec-23**

Distance **3.24km**



**2/37 VAN NESS AVENUE
MORNINGTON VIC 3931**

 3  2  2

Sold Price ^{RS} **\$755,000** Sold Date **30-Dec-23**

Distance **2.04km**

RS = Recent sale UN = Undisclosed Sale

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