

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

5/25 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

\$630,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$797,500

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

16/25 HARRAP ROAD MOUNT MARTHA VIC 3934	\$640,000	02-Feb-24
2/41 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$655,000	06-Mar-24
16/90 BENTONS ROAD MOUNT MARTHA VIC 3934	\$705,000	16-Oct-23

OR

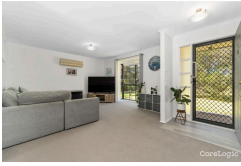
B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 06 July 2024

SHORELINE

REAL ESTATE

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**16/25 HARRAP ROAD MOUNT
MARTHA VIC 3934**

2 1 1

Sold Price **\$640,000** Sold Date **02-Feb-24**

Distance **0.08km**



**2/41 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

2 1 1

Sold Price **\$655,000** Sold Date **06-Mar-24**

Distance **0.67km**



**16/90 BENTONS ROAD MOUNT
MARTHA VIC 3934**

2 1 1

Sold Price **\$705,000** Sold Date **16-Oct-23**

Distance **0.73km**

RS = Recent sale UN = Undisclosed Sale

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