

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Coupers Realty Pty Ltd
Fingal VIC 3939

Property offered for sale

Address
Including suburb or locality and postcode
51 Harrap Road, Mount Martha, Vic 3934

Indicative selling price

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

Price range \$1,275,000 - \$1,375,000

Median sale price - House

(*Delete house or unit as applicable)

Median price \$1,507,000

House

Suburb or locality
Mount Martha, Vic 3934

Period - From June 2023 to May 2024

Source Realestate.com.au

Comparable property sales.

3 Sunrise Court Mount Martha \$1,275,000
6 Mondana Way Mount Martha \$1,288,000
80 Harrap Road Mount Martha \$1,299,500

This Statement of Information was prepared on: 24 June 2024

COUPERS REALTY PTY LTD
MOONAH LINKS, FINGAL VICTORIA 3939

24/06/2024