

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

6 NORFOLK 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

\$1,800,000

&

\$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,510,000

Property type

House

Suburb

Mount Martha

Period-from

01 Mar 2023

to

29 Feb 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

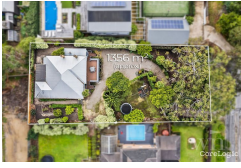
Date of sale

58 KILBURN GROVE MOUNT MARTHA VIC 3934	\$1,910,000	21-Sep-23
26 NORMANBY TERRACE MOUNT MARTHA VIC 3934	\$1,880,000	25-Sep-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: 12 March 2024

**58 KILBURN GROVE MOUNT
MARTHA VIC 3934**

4 1 -

Sold Price **\$1,910,000** Sold Date **21-Sep-23**Distance **1.26km****26 NORMANBY TERRACE MOUNT
MARTHA VIC 3934**

4 2 2

Sold Price **\$1,880,000** Sold Date **25-Sep-23**Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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