

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

7 MARTHAS WALK 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

\$895,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

House

Suburb

Mount Martha

Period-from

01 Aug 2022

to

31 Jul 2023

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

5 DESERT HILL DRIVE MOUNT MARTHA VIC 3934	\$923,000	22-Jun-23
4 ROWENA PLACE MOUNT MARTHA VIC 3934	\$935,000	11-Apr-23
15 BAYLISS RISE MOUNT MARTHA VIC 3934	\$945,000	16-Mar-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: 17 August 2023


**5 DESERT HILL DRIVE MOUNT
MARTHA VIC 3934**
 3  2  2

 Sold Price **\$923,000** Sold Date **22-Jun-23**

 Distance **0.74km**

**4 ROWENA PLACE MOUNT
MARTHA VIC 3934**
 3  2  2

 Sold Price **\$935,000** Sold Date **11-Apr-23**

 Distance **0.65km**

**15 BAYLISS RISE MOUNT MARTHA
VIC 3934**
 3  2  2

 Sold Price ^{RS} **\$945,000** Sold Date **16-Mar-23**

 Distance **0.16km**
RS = Recent sale

UN = Undisclosed Sale

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