

## 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

9 PARER STREET MOUNT MARTHA VIC 3934

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,750,000

&

\$1,925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

House

Suburb

Mount Martha

Period-from

01 Oct 2022

to

30 Sep 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

8 HEDGES COURT MOUNT MARTHA VIC 3934	\$1,870,000	17-May-23
53 MAUDE STREET MOUNT MARTHA VIC 3934	\$1,960,000	12-Sep-23
3 NORMAN ROAD MOUNT MARTHA VIC 3934	\$2,075,000	15-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: 10 October 2023



## 8 HEDGES COURT MOUNT MARTHA VIC 3934

4 2 1

Sold Price **\$1,870,000** Sold Date **17-May-23**

Distance **0.68km**



## 53 MAUDE STREET MOUNT MARTHA VIC 3934

4 3 2

Sold Price <sup>RS</sup> **\$1,960,000** Sold Date **12-Sep-23**

Distance **0.47km**



## 3 NORMAN ROAD MOUNT MARTHA VIC 3934

4 2 2

Sold Price <sup>RS</sup> **\$2,075,000** Sold Date **15-Sep-23**

Distance **0.72km**

RS = Recent sale      UN = Undisclosed Sale

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