

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18/129 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

\$680,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$593,500

*House

*Unit

X

Suburb

Mount Martha

Period-from

01 Aug 2018

to

31 Jul 2019

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

20/129 Harrap Road Mount Martha VIC 3934	\$685,000	21-Jun-19
7/27 Green Island Avenue Mount Martha VIC 3934	\$652,500	21-May-19
2/32 Ruth Road Mornington VIC 3931	\$690,000	21-May-19

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.~~

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20/129 Harrap Road Mount Martha VIC 3934

3 2 2

Sold Price

^{RS} **\$685,000**

Sold Date

21-Jun-19

Distance

0.04km



7/27 Green Island Avenue Mount Martha VIC 3934

3 2 2

Sold Price

\$652,500

Sold Date

21-May-19

Distance

1.5km



2/32 Ruth Road Mornington VIC 3931

3 2 2

Sold Price

\$690,000

Sold Date

21-May-19

Distance

1.75km

RS = Recent sale

UN = Undisclosed Sale

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