

## 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

13 MCLEOD ROAD MOUNT MARTHA VIC 3934

### Indicative selling price

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

Single Price

or range  
between

\$1,275,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,450,000

Property type

House

Suburb

Mount Martha

Period-from

01 Oct 2023

to

30 Sep 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

3 DICKINSON GROVE MOUNT MARTHA VIC 3934	\$1,402,000	23-Sep-24
28 PONYARA ROAD MOUNT MARTHA VIC 3934	\$1,220,000	16-Jul-24

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: 15 October 2024



**3 DICKINSON GROVE MOUNT  
MARTHA VIC 3934**

 3  1  2

Sold Price <sup>RS</sup> **\$1,402,000** Sold Date **23-Sep-24**

Distance **0.92km**



**28 PONYARA ROAD MOUNT  
MARTHA VIC 3934**

 3  2  2

Sold Price **\$1,220,000** Sold Date **16-Jul-24**

Distance **1.04km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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