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	5 BAYLAND PLACE 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	$649,000	&	$709,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$797,500	Property type	Unit	Suburb	Mount Martha
Period-from	01 Sep 2023	to	31 Aug 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
8/22 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	$693,000	30-May-24
6/20 RUTH ROAD MORNINGTON VIC 3931	$680,000	28-Jun-24
1/930 NEPEAN HIGHWAY MORNINGTON VIC 3931	$650,000	23-Apr-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: 21 September 2024

OBrien Real Estate

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8/22 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934

2 1 2

Sold Price **$693,000** Sold Date **30-May-24**

Distance **0.24km**



6/20 RUTH ROAD MORNINGTON VIC 3931

2 2 1

Sold Price **$680,000** Sold Date **28-Jun-24**

Distance **0.43km**



1/930 NEPEAN HIGHWAY MORNINGTON VIC 3931

2 2 1

Sold Price **$650,000** Sold Date **23-Apr-24**

Distance **1.48km**

RS = Recent sale **UN** = Undisclosed Sale

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