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	8 BIRDROCK AVENUE 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	$1,800,000	&	$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,440,000	Property type	House	Suburb	Mount Martha
Period-from	01 Nov 2023	to	31 Oct 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
546 ESPLANADE MOUNT MARTHA VIC 3934	$1,950,000	26-Sep-24
4 KOOYONGA GROVE MORNINGTON VIC 3931	$1,950,000	27-May-24
3A OZONE AVENUE MOUNT MARTHA VIC 3934	$2,200,000	01-Jun-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: 12 November 2024

OBrien Real Estate

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546 ESPLANADE MOUNT MARTHA VIC 3934

4 2 3

Sold Price RS $1,950,000 Sold Date **26-Sep-24**

Distance **0.99km**



4 KOOYONGA GROVE MORNINGTON VIC 3931

4 2 2

Sold Price **$1,950,000** Sold Date **27-May-24**

Distance **0.8km**



3A OZONE AVENUE MOUNT MARTHA VIC 3934

5 2 2

Sold Price **$2,200,000** Sold Date **01-Jun-24**

Distance **0.96km**

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

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