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	2/130A Bentons 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~~		or range between	$680,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$639,500	Property type	Unit	Suburb	Mount Martha
Period-from	01 Feb 2019	to	31 Jan 2020	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.

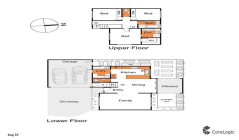
Address of comparable property	Price	Date of sale
7/47 Green Island Avenue Mount Martha VIC 3934	$702,000	10-Sep-19
6/5 Simpson Court Mount Martha VIC 3934	$689,000	28-Oct-19
6/70 Harrap Road Mount Martha VIC 3934	$700,000	12-Oct-19

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.~~

This Statement of Information was prepared on: 24 February 2020

OBrien Real Estate
Keith Burns
M 0416079401
E keith.b@obrienrealestate.com.au



7/47 Green Island Avenue Mount Martha VIC 3934

3 2 2

Sold Price **$702,000** Sold Date **10-Sep-19**

Distance **0.23km**



6/5 Simpson Court Mount Martha VIC 3934

3 2 2

Sold Price **$689,000** Sold Date **28-Oct-19**

Distance **0.59km**



6/70 Harrap Road Mount Martha VIC 3934

3 2 2

Sold Price **$700,000** Sold Date **12-Oct-19**

Distance **0.89km**

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

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