OBrien Real Estate

STATEMENT OF INFORMATION

Prepared on 09 May 2019

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

12 Vivian Way Mount Martha VIC 3934

3 2 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $600,000 & $660,000

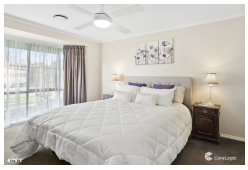
Median Sale Price

$989,000 Houses in Mount martha between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



7 Messmate Court Mount Martha VIC 3934

3 2 3

Sold Price **$625,000** Sold Date **19-Dec-18**

Distance **0.82km**

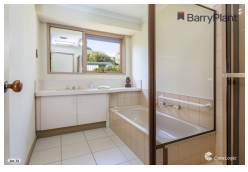


24 Tintagel Way Mornington VIC 3931

4 2 2

Sold Price **$685,000** Sold Date **29-Nov-18**

Distance **0.84km**



5 Hakea Drive Mount Martha VIC 3934

3 2 2

Sold Price **$610,000** Sold Date **06-Dec-18**

Distance **0.84km**

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

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