OBrien Real Estate
Lina Luppino
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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	4 Blue Water Drive 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	$750,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,015,000	*House	X	~~*Unit~~		Suburb	Mount Martha
Period-from	01 Mar 2018	to	28 Feb 2019			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 six 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 Blue Water Drive Mount Martha VIC 3934	$750,000	21-Jan-19
7 Carvey Drive Mount Martha VIC 3934	$765,000	03-Aug-18
43 Marriott Drive Mount Martha VIC 3934	$772,500	15-Nov-18

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 six months.~~

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7 Blue Water Drive Mount Martha VIC 3934

3 2 2

Sold Price **$750,000** Sold Date **21-Jan-19**

Distance **0.05km**



7 Carvey Drive Mount Martha VIC 3934

4 2 2

Sold Price **$765,000** Sold Date **03-Aug-18**

Distance **0.48km**



43 Marriott Drive Mount Martha VIC 3934

4 2 2

Sold Price **$772,500** Sold Date **15-Nov-18**

Distance **0.49km**

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

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