OBrien Real Estate

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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

24 Elspeth Circuit Mount Martha VIC 3934

4 2 2

Indicative Selling Price

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

Range between $750,000 & $785,000

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.



50 Elspeth Circuit Mount Martha VIC 3934

4 2 2

Sold Price **$723,000** Sold Date **28-Feb-19**

Distance **0.18km**



54 Hyperno Way Mount Martha VIC 3934

4 2 2

Sold Price **$780,000** Sold Date **01-May-19**

Distance **0.46km**



4 Blue Water Drive Mount Martha VIC 3934

4 2 2

Sold Price **$766,000** Sold Date **09-Apr-19**

Distance **0.56km**

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

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