OBrien Real Estate
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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	2 Mondana Way 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	$690,000	&	$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$937,500	*House	X	~~*Unit~~		Suburb	Mount Martha
Period-from	01 Aug 2018	to	31 Jul 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 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
5A Fiona Court Mount Martha VIC 3934	$722,500	09-Apr-19
10 Jenner Close Mornington VIC 3931	$700,000	27-May-19
127 Dunns Road Mount Martha VIC 3934	$710,000	22-Jul-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 August 2019

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5A Fiona Court Mount Martha VIC 3934

3 2 2

Sold Price **$722,500** Sold Date **09-Apr-19**

Distance **0.86km**

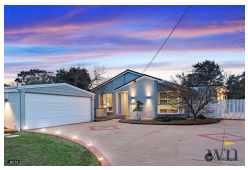


10 Jenner Close Mornington VIC 3931

4 2 2

Sold Price **$700,000** Sold Date **27-May-19**

Distance **1.02km**



127 Dunns Road Mount Martha VIC 3934

3 2 2

Sold Price **$710,000** Sold Date **22-Jul-19**

Distance **1.14km**

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

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