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	22 KILBURN GROVE 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	$4,500,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,500,000	Property type	House	Suburb	Mount Martha
Period-from	01 Dec 2022	to	30 Nov 2023	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.

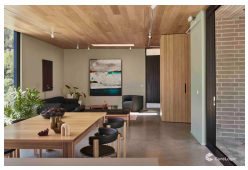
Address of comparable property	Price	Date of sale
26-28 IRVINE AVENUE MOUNT MARTHA VIC 3934	$4,925,000	27-Nov-23
29 RAGAMUFFIN POINT SAFETY BEACH VIC 3936	$4,600,000	12-Dec-23
24 GLENISLA DRIVE MOUNT MARTHA VIC 3934	$5,000,000	22-Jul-23

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: 21 December 2023

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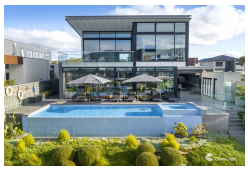


26-28 IRVINE AVENUE MOUNT MARTHA VIC 3934

3 3 -

Sold Price **$4,925,000** Sold Date **27-Nov-23**

Distance **0.51km**



29 RAGAMUFFIN POINT SAFETY BEACH VIC 3936

5 5 2

Sold Price RS **$4,600,000** Sold Date **12-Dec-23**

Distance **4.2km**



24 GLENISLA DRIVE MOUNT MARTHA VIC 3934

5 3 2

Sold Price **$5,000,000** Sold Date **22-Jul-23**

Distance **0.19km**

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

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