Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Coupers Realty Pty Ltd
Fingal VIC 3939

Property offered for sale

Address Including suburb or locality and postcode	23 Osborne Drive, Mount Martha Vic 3934

Indicative selling price

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

Price Range	$2,595,000 - $2,795,000

Median sale price - House

(*Delete house or unit as applicable)

Median price	$1,550,000	House		Suburb or locality	Mount Martha, Vic 3939
Period - From	March 2023	to	April 2024	Source	Realestate.com.au

Comparable Recent Sales: No comparable sales within two kilometres of the property over the past 6 months.

17/06/2024

COUPERS REALTY PTY LTD
MOONAH LINKS,
FINGAL VICTORIA 3939