



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

32 Paperbark 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

*House

X

*Unit

Suburb

Mount Martha

Period-from

01 Jun 2018

to

31 May 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

9 Hutson Way Mount Martha VIC 3934	\$650,000	13-May-19
10 Paperbark Drive Mount Martha VIC 3934	\$637,500	28-Mar-19
31 Weerona Way Mornington VIC 3931	\$687,500	12-Feb-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.~~

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9 Hutson Way Mount Martha VIC 3934

4  2  2

Sold Price ^{RS} **\$650,000** Sold Date **13-May-19**

Distance **0.05km**



10 Paperbark Drive Mount Martha VIC 3934

4  2  2

Sold Price **\$637,500** Sold Date **28-Mar-19**

Distance **0.15km**



31 Weerona Way Mornington VIC 3931

4  2  2

Sold Price **\$687,500** Sold Date **12-Feb-19**

Distance **0.99km**

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

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