

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



66 OSBORNE DRIVE, MOUNT MARTHA,

5 3 2

Indicative Selling Price

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

Price Range:

\$1,250,000 to \$1,350,000

Provided by: Susan Clavin, eview Group Southern Peninsula

MEDIAN SALE PRICE



MOUNT MARTHA, VIC, 3934

Suburb Median Sale Price (House)

\$938,750

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



51 WALARA DR, MOUNT MARTHA, VIC

5 2 2

Sale Price

***\$1,230,000**

Sale Date: 19/08/2017

Distance from Property: 2.1km



20 FERRERO GR, MOUNT MARTHA, VIC

5 2 3

Sale Price

***\$1,400,000**

Sale Date: 14/08/2017

Distance from Property: 2.4km



27 CUMBERLAND DR, MOUNT MARTHA,

4 3 3

Sale Price

***\$1,190,000**

Sale Date: 22/08/2017

Distance from Property: 1.6km



This report has been compiled on 03/10/2017 by eview Group Southern Peninsula. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

66 OSBORNE DRIVE, MOUNT MARTHA, VIC 3934

Indicative selling price

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

Price Range:

\$1,250,000 to \$1,350,000

Median sale price

Median price

\$938,750

House

X

Unit


Suburb

MOUNT MARTHA

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
51 WALARA DR, MOUNT MARTHA, VIC 3934	*\$1,230,000	19/08/2017
20 FERRERO GR, MOUNT MARTHA, VIC 3934	*\$1,400,000	14/08/2017
27 CUMBERLAND DR, MOUNT MARTHA, VIC 3934	*\$1,190,000	22/08/2017