

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

2-4 IRVINE AVENUE 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

\$9,000,000

&

\$9,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Martha

Period-from

01 Apr 2022

to

31 Mar 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

6-8 GLENISLA DRIVE MOUNT MARTHA VIC 3934	\$7,600,000	17-Apr-22
1 SHEARWATER DRIVE MOUNT MARTHA VIC 3934	\$6,500,000	23-Nov-22
526-527 ESPLANADE MOUNT MARTHA VIC 3934	\$10,500,000	11-Aug-21

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: 04 April 2023



6-8 GLENISLA DRIVE MOUNT MARTHA VIC 3934

5 3 3

Sold Price **\$7,600,000** Sold Date **17-Apr-22**

Distance **0.47km**



1 SHEARWATER DRIVE MOUNT MARTHA VIC 3934

4 3 3

Sold Price ^{RS} **\$6,500,000** ^{UN} Sold Date **23-Nov-22**

Distance **2.59km**



526-527 ESPLANADE MOUNT MARTHA VIC 3934

- - -

Sold Price **\$10,500,000** Sold Date **11-Aug-21**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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