

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

4/22C GREEN ISLAND 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

\$789,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$778,000

Property type

Unit

Suburb

Mount Martha

Period-from

01 Nov 2023

to

31 Oct 2024

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

5/26 GREEN ISLAND AVENUE MOUNT MARTHA VIC 3934	\$820,000	25-Jun-24
4/804 NEPEAN HIGHWAY MORNINGTON VIC 3931	\$770,000	16-Jun-24
25B VAN NESS AVENUE MORNINGTON VIC 3931	\$780,000	26-Jun-24

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: 07 November 2024

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E kayn.l@obrienrealestate.com.au**5/26 GREEN ISLAND AVENUE
MOUNT MARTHA VIC 3934**

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Sold Price **\$820,000** Sold Date **25-Jun-24**Distance **0.1km****4/804 NEPEAN HIGHWAY
MORNINGTON VIC 3931**

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Sold Price **\$770,000** Sold Date **16-Jun-24**Distance **0.64km****25B VAN NESS AVENUE
MORNINGTON VIC 3931**

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Sold Price **\$780,000** Sold Date **26-Jun-24**Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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