



# Warlimont & Nutt

PENINSULA REAL ESTATE  
SINCE 1952

## 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 **6 Pindari Street, Mount Martha**

#### Indicative selling price

*For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)*

**Range between \$2,200,000 and \$2,400,000**

#### Median sale price

Median price \$	<b>1,045,000</b>	Suburb	<b>Mount Martha, VIC</b>
Property Type	<b>House</b>	Source	CoreLogic Professional
Time period from	<b>May 2017 to May 2018</b>		

#### Comparable property sales

**A** *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
1 90 Glenisla Drive, Mount Martha	\$2,235,000	6 <sup>th</sup> April 2018
2 63 Glenisla Drive, Mount Martha	\$2,450,000	27 <sup>th</sup> March 2018
3 9 James Court, Mount Martha	\$2,500,000	10 <sup>th</sup> April 2018