



# 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 Boatshed 42 Hawker Beach, Mt Martha Vic 3934

### Indicative selling price

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

Single price \$ 65,000

### 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>July 2017 to June 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. Boatshed 32 Craigie Beach, Mt Martha Vic 3934	\$60,000	18/05/2018
2. Boatshed 142 North Beach, Mt Martha Vic 3934	\$47,000	03/04/2018
3. Boatshed 106 North Beach, Mt Martha Vic 3934	\$70,000	17/07/2018