



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 53 Maude Street, Mount Martha

Indicative selling price

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

Price range \$1,300,000 - \$1,400,000

Median sale price

Median price \$	980,000	Suburb	Mount Martha, VIC
Property Type	House	Source	CoreLogic Professional
Time period from	April 2018 to October 2018		

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) 7 Augusta Street, Mount Martha	\$1,540,000	April 2018
2) 32 Morrisons Avenue, Mount Martha	\$1,320,000	August 2018
3) 3 Barossa Court, Mount Martha	\$1,350,000	June 2018