

STATEMENT OF INFORMATION

Subject Property:	25 Augusta Street, Mt Martha	Date Prepared:	10/05/2017
Price Guide:	\$1,100,000 - \$1,200,000	Range Updated:	-

COMPARABLE SALE 1

Address:	552 Esplanade, Mt Martha						
Sale Price:	\$1,200,000					Date of Sale:	06/05/2017
Beds	3	Baths	2	Garage	0	Land Size:	991 m2

COMPARABLE SALE 2

Address:	21 Kiaora Avenue, Mt Martha						
Sale Price:	\$1,100,000					Date of Sale:	10/04/2017
Beds	3	Baths	2	Garage	6	Land Size:	1,117 m2

COMPARABLE SALE 3

Address:	4 Parer Street, Mt Martha						
Sale Price:	\$1,500,000					Date of Sale:	27/10/2016
Beds	4	Baths	2	Garage	2	Land Size:	756 m2

When there are less than three (3) comparable sales found, the agent will include a statement below indicating that they believe that fewer than three comparable properties were sold within the relevant period.

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MEDIAN SUBURB SALE PRICE

Median suburb sale price:	\$885,000 (Source: realestate.com.au)
Date range used to conduct median sale price:	April 2016 – April 2017
Median suburb sale price statement: (eg: houses only, units only etc)	Houses Only

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Ask a local

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30 Lochiel Avenue, Mount Martha

www.wnre.com.au