



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 **3 Bruce Road, MOUNT MARTHA VIC 3934**

Indicative selling price

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

Price range between \$1,100,000 and \$1,200,000

Median sale price

Median price \$ **1,100,500**

Suburb

Mount Martha VIC

Property Type **House**

Source

CoreLogic Professional

Time period from **August 2017 to August 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 26 Ellerina Road, Mount Martha	\$1,225,000	2 nd April 2018
2 223 Marine Drive, Mount Martha	\$1,050,000	9 th May 2018
3 91 Bruce Road, Mount Martha	\$1,050,000	28 th May 2018