



# 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 Indura Street, 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)*

Price Range **\$595,000 - \$615,000**

### Median sale price

Median price	<b>\$1,020,000</b>	Suburb	<b>Mount Martha, VIC</b>
Property Type	<b>House</b>	Source	<b>CoreLogic Professional</b>
Time period from	<b>December 2017 to November 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. 4 Lutana Court, Mt Martha Vic 3934	\$655,000	25 / 09 / 2018
2. 16 Darinda Court, Mt Martha Vic 3934	\$580,000	28 / 08 / 2018
3. 555 Nepean Highway, Mt Martha Vic 3934	\$625,000	08 / 09 / 2018