



# 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 6 Fiona Court, Mount Martha

### Indicative selling price

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

Single price \$ - or range between \$750,000 to \$810,000

### 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>June 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 31 Harrap Road, MOUNT MARTHA	\$850,000	1 <sup>st</sup> June 2018
2 27 Paperbark Drive, MOUNT MARTHA	\$810,000	6 <sup>th</sup> April 2018
3 4 Beethoven Court, MOUNT MARTHA	\$800,000	11 <sup>th</sup> March 2018