



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 McGregor Avenue, Mount Martha VIC 3934

Indicative selling price

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

Price range: \$1,550,000

Median sale price

Median price \$	946,000	Suburb	Mount Martha, VIC
Property Type	House	Source	CoreLogic Professional
Time period from	November 2017 to November 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 21 McLeod Road, Mount Martha	\$1,413,000	October 2018
2 3 Headland Waters, Mount Martha	\$1,650,000	October 2018
3 11 Raymond Street, Mount Martha	\$1,500,000	August 2018