



# 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 15 Samuel Close, Mount Martha

### Indicative selling price

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

Price range: \$885,000 - \$950,000

### Median sale price

Median price	<b>\$975,000</b>	Suburb	<b>Mount Martha, VIC</b>
Property Type	<b>House</b>	Source	CoreLogic Professional
Time period from	<b>October 2017 to October 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) 35 Helena Street, Mount Martha	\$900,000	September 2018
2) 6 Quill Court, Mount Martha	\$880,000	May 2018
3) 543 Nepean Highway, Mount Martha	\$885,000	August 2018

**B** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.