



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 **18 Two Bays Crescent, Mt Martha Vic 3934**

Indicative selling price

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

Price Range **\$1,295,000 - \$1,395,000**

Median sale price

Median price **\$1,020,000** Suburb **Mount Martha, VIC**
Property Type **House** Source **CoreLogic Professional**
Time period from **January 2018 to January 2019**

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 Two Bays Crescent, Mt Martha Vic 3934 | \$1,465,000 | 17 / 10 / 2018 |
| 2. 30 Dominion Road, Mt Martha Vic 3934 | \$1,500,800 | 15 / 09 / 2018 |
| 3. 56 Bay Road, Mt Martha Vic 3934 | \$1,560,000 | 17 / 12 / 2018 |