



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 **Boatshed 25 North Beach, Mt Martha Vic 3934**

Indicative selling price

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

Fixed Price **\$79,000**

Median sale price

Median price **\$985,000** Suburb **Mount Martha Vic 3934**
Property Type **House** Source **realestate.com.au**
Time period from **December 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. Boatshed 42 Hawker Beach, Mt Martha Vic 3934	\$59,000	01 / 10 / 2018
2. Boatshed 6 Hawker Beach, Mt Martha Vic 3934	\$73,000	04 / 10 / 2018
3. Boatshed 32 Craigie Beach, Mt Martha Vic 3934 (outside 6 months)	\$60,000	18 / 05 / 2018