



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 Gurners Lane, Mt Martha Vic 3934**

Indicative selling price

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

Price Range **\$600,000 - \$650,000**

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. 11 Acacia Street, Mt Martha Vic 3934	\$647,500	26 / 09 / 2018
2. 33 Settlers Way, Mt Martha Vic 3934	\$660,000	16 / 10 / 2018
3. 2 Seacrest Place, Mt Martha Vic 3934	\$610,000	07 / 09 / 2018