



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 40 Prescott Avenue, Mount Martha

Indicative selling price

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

Price range: \$3,100,000

Median sale price

Median price	\$1,022,500	Suburb	Mount Martha, VIC
Property Type	House	Source	CoreLogic Professional
Time period from	February 2018 to February 2019		

Comparable property sales

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.*