



# 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 **13 Spencer Street, MOUNT MARTHA VIC 3934**

Indicative selling price

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

Price range: **\$700,000 - \$750,000**

### Median sale price

Median price \$	<b>993,500</b>	Suburb	<b>Mount Martha VIC</b>
Property Type	<b>House</b>	Source	Realestae.com.au
Time period from	<b>December 2017 to December 2018</b>		

### 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.*