



# 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 4 Kotor Close, Mount Martha

### Indicative selling price

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

Price range: \$1,550,000 - \$1,650,000

### Median sale price

|                  |                                     |        |                          |
|------------------|-------------------------------------|--------|--------------------------|
| Median price     | <b>\$975,000</b>                    | Suburb | <b>Mount Martha, VIC</b> |
| Property Type    | <b>House</b>                        | Source | CoreLogic Professional   |
| Time period from | <b>October 2017 to October 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.*