



# 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 **13-15 Forest Drive, Mt 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 **\$939,500**

### Median sale price

Median price **\$1,022,500** Suburb **Mount Martha, VIC**  
Property Type **House** Source **CoreLogic Professional**  
Time period from **January 2018 to December 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.		
2.		
3.		

**OR**

**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.**