



# 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 **58 Finlayson Avenue, 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 Range **\$650,000 - \$695,000**

#### Median sale price

Median price \$	<b>1,100,500</b>	Suburb	<b>Mount Martha, VIC</b>
Property Type	<b>House</b>	Source	<b>CoreLogic Professional</b>
Time period from	<b>September 2017 to August 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.