

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

Including suburb and postcode

2 Gregory Avenue Somers, 3927

Indicative selling price

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

Single price \$770,000.00

Median sale price

Median price NOT PROVIDED Property Type LAND Suburb SOMERS VIC 3927

Period - From 01-Dec-2019 to 30-Nov-2020 Source Rp Data Core Logic

Comparable property sales

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	10 South Crescent, Somers	\$718,000.00	19-Oct-2020
2	82A Tasman Road, Somers	\$900,000.00	28-Jun-2019
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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.

This statement of information was prepared on 17-Dec-2020 at 10:01:33 AM EST