STATEMENT OF INFORMATION

3/2 GEORGE ST, SOMERVILLE, VIC 3912 PREPARED BY GABRIELE FRENKEL, PENINSULA PROPERTY CENTRE



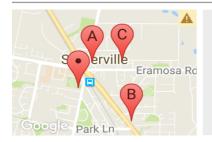


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



MEDIAN SALE PRICE



SOMERVILLE, VIC, 3912

Suburb Median Sale Price (Unit)

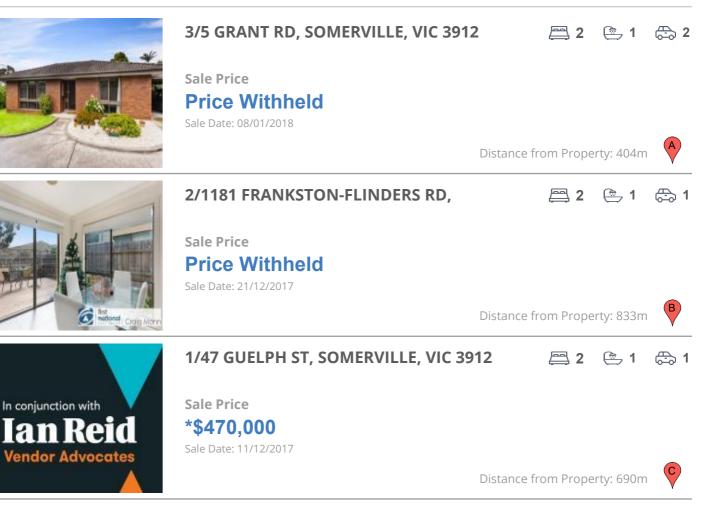
\$403,500

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



This report has been compiled on 07/02/2018 by Peninsula Property Centre. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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 3/2 GEORGE ST, SOMERVILLE, VIC 3912

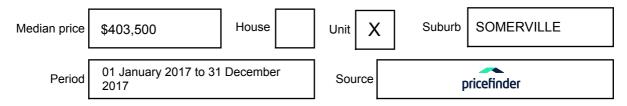
Indicative selling price

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

Price Range:

\$350,000 to \$385,000

Median sale price



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
3/5 GRANT RD, SOMERVILLE, VIC 3912	Price Withheld	08/01/2018
2/1181 FRANKSTON-FLINDERS RD, SOMERVILLE, VIC 3912	Price Withheld	21/12/2017
1/47 GUELPH ST, SOMERVILLE, VIC 3912	*\$470,000	11/12/2017