

Jared McGovern

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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 offere	d for sale
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$495,000	&	\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$602,000	*Hou	ıse X	*Unit		Suburb	Somerville
Period-from	01 Jan 2018	to	31 Dec 2	018	Source		Corelogic

Comparable property sales (*Delete A or B below as applicable)

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.

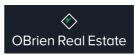
Address of comparable property	Price	Date of sale
25 Ruby Joy Drive Somerville VIC 3912	\$527,000	22-Oct-18
36 Graf Road Somerville VIC 3912	\$500,000	03-Oct-18
33 Nottingham Avenue Somerville VIC 3912	\$535,000	31-Aug-18

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.

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25 Ruby Joy Drive Somerville VIC 3912

Sold Price

\$527,000

Sold Date 22-Oct-18

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₾ 1 ⇔ 2

Distance

0.6km



36 Graf Road Somerville VIC 3912

\$ 1

Sold Price

\$500,000

Sold Date 03-Oct-18

Distance 1.44km



Distance

1.57km

33 Nottingham Avenue Somerville Sold Price \$535,000 Sold Date 31-Aug-18 VIC 3912

₾ 1 **=** 3 □ -

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