

# 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 Pottery Lane, Somerville

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$ or range between \$1,490,000 & \$1,590,000

### Median sale price

Median price \$755,000 House X Unit Suburb Somerville

Period - From March 2018 to October 2018 Source RP Data

### 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
1 104 Jones Road, Somerville	\$2,350,000	24/04/2018
2 32 Highfield Road, Somerville	\$1,400,000	18/04/2018
3 16 Peach Grove, Tyabb	\$1,270,000	14/04/2018