

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property Offered For Sale

Address
Including suburb and
postcode

13 Somerville Crescent Somerville Vic 3912

Indicative Selling Price

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

Range Between

\$830,000.00

&

\$880,000.00

Median Sale Price

Median price \$600,000.00

Property Type Houses

Suburb Somerville

Period - From 28/04/2019

to 28/04/2020

Source RPData CoreLogic BSG3

Comparable Property Sales

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

Address Of Comparable Property	Price	Date Of Sale
19 Melrose Terrace Somerville Vic 3912	\$761,550.00	13-Nov-2019
14 Ruby Joy Drive Somerville Vic 3912	\$775,000.00	25-Mar-2020
1 Alan George Terrace Somerville Vic 3912	\$760,000.00	05-Dec-2019

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.~~

This Statement of Information was prepared on: 28-Apr-2020