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

31 PARK LANE 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)

Single Price	or range between	\$820,000	&	\$880,000
Median sale price				
(*Delete house or unit as applicable)				
				• …

Median Price	\$764,250	Prop	erty type	House		Suburb	Somerville
Period-from	01 Feb 2023	to	31 Jan 2	2024	Source	urce 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 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	
10 HARROW AVENUE SOMERVILLE VIC 3912	\$880,000	21-Sep-23	
8 MONTROSE AVENUE SOMERVILLE VIC 3912	\$850,000	23-Oct-23	
7 BANBURY COURT SOMERVILLE VIC 3912	\$837,500	24-Aug-23	

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 6 months.

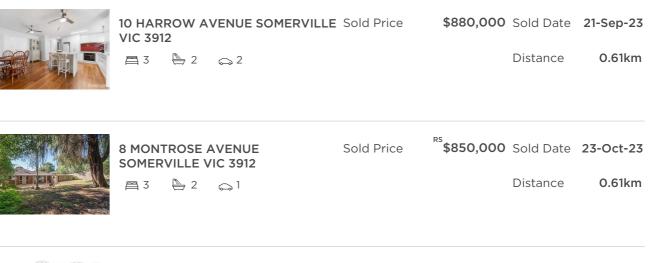
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consumer.vic.gov.au

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1 and 1	
so /	
 Land size 833sgm Property built c.1985 34:55 Squares of Ining Water rates - 5980 pa Property rates - 5980 pa 	
Mains water, power and gas Mains water, and set and gas Mains water, and set (2000 perm Easement along back boundary Current owners of over of 2 years Tradeste al agreements and	

7 BANBURY COURT SOMERVILLE	Sold Price	\$837,500	Sold Date	24-Aug-23
			Distance	0.69km

RS = Recent sale UN = Undisclosed Sale

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