

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

1 Swamp Gum Place 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

\$770,000.00

&

\$830,000.00

Median Sale Price

Median price

\$610,000.00

Property Type

Houses

Suburb

Somerville

Period-from

01 Jun 2019

to

01 Jun 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
9 Snow Gum Place Somerville Vic 3912	\$730,000.00	15-Oct-2019
10 Swamp Gum Place Somerville Vic 3912	\$850,000.00	03-Feb-2020
11 Swamp Gum Place Somerville Vic 3912	\$755,000.00	06-Mar-2020

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: 01-Jun-2020