

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

40 BAYVISTA RISE SOMERVILLE VIC 3912

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

\$630,000

&

\$670,000

Median sale price

Median Price

\$800,000

Property type

House

Suburb

Somerville

Period-from

01 Jun 2022

to

31 May 2023

Source

Corelogic

Comparable property sales

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within 5 kilometres of the property for sale in the last 6 months.