

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 10 SWAMP GUM PLACE, SOMERVILLE, 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 \$855,000

or range between

&

Median sale price

Median price \$620,000

Property type House

Suburb SOMERVILLE

Period - From 1/04/2019

to

30/06/2019

Source REIV

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 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. 7 SWAMP GUM PLACE, SOMERVILLE	\$795,000	23/03/2019
2. 6 WOODLANDS DRIVE, SOMERVILLE	\$838,000	23/05/2019
3. 21 CALLUM AVENUE, SOMERVILLE	\$780,000	5/04/2019

This Statement of Information was prepared on: 2/10/2019