

# Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

## Property offered for sale

### Address

Including suburb and postcode

3 Briar Close Somerville, 3912

## Indicative selling price

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

Range between \$595,000.00 & \$645,000.00

## Median sale price

Median price \$610,000.00 Property Type HOUSE Suburb SOMERVILLE VIC 3912

Period - From 01-Jun-2019 to 31-May-2020 Source Rp Data Core Logic

## Comparable property sales

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	20 Madeleine Court, Somerville VIC 3912	\$630,000.00	10-Apr-2020
2	3 Ninalee Way, Somerville VIC 3912	\$700,000.00	19-Dec-2019
3	23 Baycista Rise, Somerville VIC 3912	\$599,999.00	28-Feb-2020

This statement of information was prepared on 23-Jun-2020 at 4:58:04 PM EST