

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 895 Frankston Flinders Road, Somerville 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$560,000 House ☒ Suburb Somerville

Period - From 1 Sept 2016 to 25 Sept 2017 Source REA

Comparable property sales

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.

However the following Addresses were used to arrive at our Indicative Selling Price but do not meet the criteria of a Comparable Property under Sec 47A

	Price	Date of sale
1. 44 Thomas Street, Baxter	\$3,060,000	02/12/2016
2. 216 Eramosa Road, Moorooduc	\$2,166,000	29/09/2015
3. 1725 Stumpy Gully Road, Moorooduc	\$2,100,000	20/06/2015

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
David Cowie – Mobile 0414 674 963
Email: david.cowie@nl.com.au

DATE Prepared: 6th October 2017