

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 249 Bungower Road, SOMERVILLE VIC 3912

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$560,000 House ☒ Suburb Somerville

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

Comparable property sales

- 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. 1 Wellington Road, Tyabb	\$1,680,000	16/05/2017
2. 185 Bungower Road, Somerville	\$1,020,000	11/09/2017
3. 2 Meadow View Road, Somerville	\$1,000,000	19/05/2017

Property offered for sale by

Agent Name and
Contact Details Leanne Williams
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DATE Prepared: 3rd October, 2017