

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 20 Willowdene Close, Somerville, 3912

Indicative selling price

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

Range between \$720,000 & \$790,000

Median sale price

Median price \$530,000

House ☒

Suburb Somerville

Period - From 1 June 2016 to 19 June 2017

Source REA

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
3 Blackwood Rise, Somerville, 3912	\$720,000	02/05/2017
26 Chesterfield Road, Somerville, 3912	\$780,000	22/04/2017
60 Chesterfield Road, Somerville, 3912	\$780,000	01/02/2017

Property offered for sale by

Agent Name and
Contact Details

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