# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

## Property offered for sale

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## Indicative selling price

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

range between \$695,000 & \$740,000

## Median sale price

Median price		\$605,000	Property typ	e <i>Unit</i>		Suburb	Somerville
Period - From	01/06/2025	to	31/08/2025	Source	Prop	Track	

## 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
1037B Frankston Flinders Road, Somerville, VIC 3912	\$710,000	27/03/2025
4 Norfolk Pine Circuit, Somerville, VIC 3912	\$735,000	16/04/2025

# OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on	22/09/2025
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