



Statement of information

Sections 47AF of the Estate Agents Act 1980

46 Melrose Terrace, Somerville

Indicative selling price

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

Range \$710,000-\$770,000

Median Sale Price

Median house for Somerville for period July 2018-July 2019

\$745,000

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.

<u>27 Forest Drive, Somerville</u>	Price \$750,000 Sold July 2019
<u>21 Melrose Terrace, Somerville</u>	Price \$720,000 Sold June 2019
<u>9 Bayvista Rise, Somerville</u>	Price \$720,000 Sold May 2019

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Realestate.com.au

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