Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	**19 MELROSE TERRACE SOMERVILLE**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$*	or range between	**$720,000**	&	**$770,000**

Median sale price

Median price	**$706,000.00**	Property type	***HOUSE***	Suburb	**SOMERVILLE**

Period - From	**OCT 18**	to	**OCT 19**	Source	**DOMAIN.COM.AU**

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
21 Melrose Terrace Somerville	**$720,000**	**June 2019**
46 Melrose Terrace Somerville	**$750,000**	**Sept 2019**
3 Alan George Terrace Somerville	**$750,000**	**Sept 2019**

OR

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~~.

This Statement of Information was prepared on: **16TH OCTOBER 2019**