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 & post code	**2 Noah Way, Somerville 3912**

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 **$740,000** **$780,000**

Median sale price

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
1 Alan George Terrace Somerville	$760,000	Nov 2019
19 Melrose Terrace, Somerville	$761,550	Nov 2019
3 Alan George Terrace, Somerville	$750,000	Sept 2019

OR

~~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: 7th January 2020