



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 11 Swamp Gum Place, 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 \$730,000 & \$780,000

Median sale price

Median price \$615,000 Property type House Suburb Somerville

Period - From Feb 2019 to Feb 2020 Source Realestate.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
6 Pamela Court, Somerville 3912	\$770,000	Feb 2020
21 Willowdene Close, Somerville 3912	\$840,000	Feb 2020
10 Swamp Gum Place, Somerville 3912	\$850,000	Feb 2020

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: 26.02.2020