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	1/31 Station Street, 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	$380,000	&	$415,000

Median sale price

Median price	$415,000	Property type	*UNIT*	Suburb	Somerville
Period - From	June 2019	to	June 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
2/17 Raymond Street, Somerville	$415,000	Jan 2020
1/13 Clarinda Street, Somerville	$385,000	Sept 2019
3/82 Eramosa Road East, Somerville	$407,500	Dec 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: 19.06.2020