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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

23 MELROSE TERRACE

Suburb & post
code

SOMERVILLE VICTORIA 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

\$750,000

\$800,000

Median sale price \$643,000.00

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
19 Melrose Terrace Somerville	\$761,500	JAN 2020
1 Alan George Terrace, Somerville	\$760,000	FEB 2020
2 Noah Way, Somerville	\$775,000	MARCH 2020

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: **21ST JULY 2020**