



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

57 Clarendon DriveSuburb & 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

\$580,000**\$630,000**Median sale price **\$638,500**

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 Forest Drive, Somerville Victoria	\$615,000	JAN 2021
1 Leonard Drive Somerville Victoria	\$582,600	JAN 2021
4 Park Lane, Somerville Victoria	\$600,000	FEB 2021

This Statement of Information was prepared on: **30th March 2021**