



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	12 ORCHARD COURT
Suburb & post code	SOMERVILLE 3912 VICTORIA

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	\$760,000	\$820,000
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Median sale price \$775,000.00

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
21 Woodlands Drive, Somerville	\$820,000	Jan 2021
7 Swamp gum Place, Somerville	\$770,000	Jan 2021
5 Melrose Terrace, Somerville	\$762,000	Feb 2021

OR

This Statement of Information was prepared on: **JUNE 21ST 2021**