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	**21 SWEET WATTLE PLACE**
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 **$1,350,000** | **$1,450,000**

Median sale price $1,100,000 realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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: **OCTOBER 26TH 2022**