



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

17 MAJESTIC DRIVE

Suburb & post code

SOMERVILLE VIC 912

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

\$640,000

\$690,000

Median sale price \$771,000 Real Estate.com.au October 2023-September 2024

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.

15 WOODSIDE CLOSE SOMERVILLE	\$685,000	OCTOBER 2024
29 NOTTINGHAM AVENUE SOMERVILLE	\$690,000	JUNE 2024
25 RUBY JOY DRIVE SOMERVILLE	\$682,500	APRIL 2024

This Statement of Information was prepared on: **30/102024**