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 suburb and postcode	18 Ruby Joy Drive, Somerville 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	$950,000	&	$1,000,000

Median sale price

Median price	$1,048,000	Property type	House	Suburb	Somerville
Period - From	Sept 2024	to	March 2025	Source	Realestate.com.au

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
10 Wiltshire Drive, Somerville	$959,000	Sept' 24
6 Maya Court, Somerville	$990,000	Dec 24
15 Callum Avenue, Somerville	$995,000	March 25

OR

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: 5/03/2025