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	8 Jerrys Way Somerville VIC 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

(*Delete house or unit as applicable)

Median Price	$600,000	Property type	House	Suburb	Somerville
Period-from	01 Mar 2019	to	29 Feb 2020	Source	Corelogic

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 6 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
8/27 Ruby Joy Drive Somerville VIC 3912	$550,000	14-Nov-19
66B Graf Road Somerville VIC 3912	$595,000	13-Oct-19
7 Cabernet Drive Somerville VIC 3912	$587,000	14-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 18 March 2020

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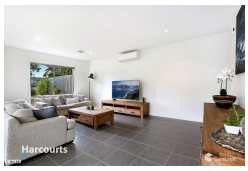
8/27 Ruby Joy Drive Somerville VIC 3912 Sold Price **$550,000** Sold Date **14-Nov-19**

3 2 2 Distance **0.9km**



66B Graf Road Somerville VIC 3912 Sold Price **$595,000** Sold Date **13-Oct-19**

3 2 2 Distance **1.5km**



7 Cabernet Drive Somerville VIC 3912 Sold Price **$587,000** Sold Date **14-Nov-19**

3 2 2 Distance **1.52km**

RS = Recent sale **UN** = Undisclosed Sale

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