

Statement of Information

**Single residential property located outside the Melbourne metropolitan area**

Section 47AF of the Estate Agents Act 1980

**Property offered for sale**

Address Including suburb or locality and postcode	9 THE KNOLL, SOMERVILLE 3912  LAND SIZE APPROX. 10,000sqm
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

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

**A\*** These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1 71 Gomms Road, Somerville 3912 (land approx. 8840sqm)	\$1,300,000	19/11/2016
2 11 Crofter Hill Way, Somerville 3912 (land approx. 7940sqm)	\$1,362,500	15/05/2017
3 19 Drovers Lane, Somerville 3912 (land approx. 10,161sqm)	\$1,250,000	24/03/2017

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.~~