

## 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	2/284 Somerville Road, Kingsville Vic 3012
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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

Period - From  to  Source

## 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
1	1/6 Jepson St YARRAVILLE 3013	\$1,070,000	13/05/2017
2	72b Roberts St WEST FOOTSCRAY 3012	\$890,000	08/05/2017
3	189 Hudsons Rd SPOTSWOOD 3015	\$875,000	21/04/2017

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.



 3  2  2

**Rooms:**

**Property Type:** Townhouse (Res)

**Land Size:** 180 sqm approx

Agent Comments

## Comparable Properties



**1/6 Jepson St YARRAVILLE 3013 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,070,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 6

**Property Type:** Townhouse (Res)

**Land Size:** 257 sqm approx



**72b Roberts St WEST FOOTSCRAY 3012 (REI)** Agent Comments

 3  2  1

**Price:** \$890,000

**Method:** Private Sale

**Date:** 08/05/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 324 sqm approx



**189 Hudsons Rd SPOTSWOOD 3015 (VG)**

Agent Comments

 3  -  -

**Price:** \$875,000

**Method:** Sale

**Date:** 21/04/2017

**Rooms:** -

**Property Type:** Subdivided Unit/Villa/Townhouse

- Single OYO Unit