

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

3 Leicester Court, Somerville VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$530,000 & \$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$570,000 \*House  \*Unit  Suburb or locality Somerville VIC 3912

Period - From 1 JAN 2017 to 18 JAN 2018 Source REA

### Comparable property sales

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 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
4 Knightsbridge Court, Somerville VIC 3912	\$546,000	5/10/2017
12 Stanley Street, Somerville VIC 3912	\$541,000	3/9/2017
26 Sullivan Drive, Somerville VIC 3912	\$645,000	26/5/2017

### Property offered for sale by

Agent Name and  
Contact Details

#### Peninsula

ESTATE AGENTS  
Stephanie Bray 0428 274 400  
Patty Bray 0421 443 035  
Email: [office@penea.com.au](mailto:office@penea.com.au)  
MORNINGTON & ROSEBUD

DATE prepared: 18<sup>th</sup> January 2018