

# 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 and  
postcode

2 Lady Beverley Circuit, Somerville

### Indicative selling price

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

Single price

\$

or range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$585,000

House

X

Unit

Suburb

Somerville

Period - From

01/07/2017

to

30/07/2018

Source

RP Data

### Comparable property sales

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 15 Kimtara Court, Somerville	\$516,000	05/05/2018
2 116 Clarendon Drive, Somerville	\$550,000	20/07/2018
3 44 Pembroke Drive, Somerville	\$530,000	20/02/2018