

STATEMENT OF INFORMATION

2 POTTERY ROAD, SOMERVILLE, VIC 3912

PREPARED BY IMPACT REALTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2 POTTERY ROAD, SOMERVILLE, VIC 3912  7  4  8

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **\$1,750,000 to \$1,900,000**

MEDIAN SALE PRICE



SOMERVILLE, VIC, 3912

Suburb Median Sale Price (House)

\$595,000

01 January 2017 to 31 December 2017

Provided by: 

COMPARABLE PROPERTIES

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.



249 BUNGOWER RD, SOMERVILLE, VIC 3912  5  3  4

Sale Price

\$1,750,000

Sale Date: 23/10/2017

Distance from Property: 1.5km



213 BUNGOWER RD, SOMERVILLE, VIC 3912  7  4  8

Sale Price

***\$1,600,000**

Sale Date: 29/01/2018

Distance from Property: 850m



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

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Indicative selling price

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Price Range: \$1,750,000 to \$1,900,000

Median sale price

Median price \$595,000

House

Unit

Suburb

SOMERVILLE

Period

01 January 2017 to 31 December 2017

Source

pricfinder

Comparable property sales

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.

Address of comparable property	Price	Date of sale
249 BUNGOWER RD, SOMERVILLE, VIC 3912	\$1,750,000	23/10/2017
213 BUNGOWER RD, SOMERVILLE, VIC 3912	*\$1,600,000	29/01/2018