



## 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

**14 GRANT ROAD**

Suburb & post  
code

**SOMERVILLE, VICTORIA, 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)

Single price

or range between

**\$580,000**

**\$630,000**

**Median sale price \$800,000.00 Realestate.com.au January 2023-December 2023**

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

**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.

This Statement of Information was prepared on:

**January 12th, 2024**