

# 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 4 The Vines, Somerville, VIC 3912

### Indicative selling price

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

Price Range

\$2,850,000

&

\$3,100,000

### Median sale price

Median price

\$779,000

Property Type

House

Suburb

Somerville (3912)

Period - From

01/05/2023

to

30/04/2024

Source

Corelogic

### Comparable property sales

A

This is one property 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

2 LOOKOVER WAY, TYABB VIC 3913

\$2,750,000

03/05/2024

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: 07/05/2024