



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

8 NINALEE WAY

Suburb & post code

SOMERVILLE VICTORIA 3912

Indicative selling price

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

Single price

\$*

or range between

\$930,000

\$980,000

Median sale price \$995,000.00 realestate.com.au December 2022-November 2023

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

A* 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
10 Orchard Court, Somerville	\$950,000	November 2023
3 Brunning Court, Somerville	\$932,000	November 2023
164 Clarendon Drive, Somerville	\$935,000	July 2023

This Statement of Information was prepared on: **December 18th 2023**