



## STATEMENT OF INFORMATION

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

### Sections 47AF of the *Estate Agents Act 1980*

Property Address

2/46 Somerset Drive, Sunshine North VIC 3020

### Indicative selling price

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

Range Between

\$480,000

&amp;

\$530,000

### Median sale price

Median Price

\$545,000

Unit

X

Suburb:

Sunshine North

Period From

01 Sep 2020

to

31 Aug 2021

Source:

Corelogic

### 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.