

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

142 Clarendon Drive, Somerville Vic 3912

Indicative selling price

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

Single price

\$745,000

Median sale price

Median price

\$861,000

House

X

Unit

Suburb or locality

Somerville

Period - From

01/01/2018

to

31/03/2018

Source

REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen 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
1	17 Sherbrooke Mews SOMERVILLE 3912	\$760,000	30/06/2017
2	11 Tador Dr SOMERVILLE 3912	\$760,000	05/07/2017
3	43 Stanley St SOMERVILLE 3912	\$730,000	09/04/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.



4 2 2

Rooms: 7
Property Type: House
Land Size: 722 sqm approx
Agent Comments

Indicative Selling Price
\$745,000
Median House Price
March quarter 2018: \$861,000

Comparable Properties

17 Sherbrooke Mews SOMERVILLE 3912 (VG) **Agent Comments**

4 - -

Price: \$760,000
Method: Sale
Date: 30/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 820 sqm approx

11 Tador Dr SOMERVILLE 3912 (VG) **Agent Comments**

4 - -

Price: \$760,000
Method: Sale
Date: 05/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 904 sqm approx



43 Stanley St SOMERVILLE 3912 (REI) **Agent Comments**

3 2 2

Price: \$730,000
Method: Private Sale
Date: 09/04/2018
Rooms: 4
Property Type: House
Land Size: 528 sqm approx