

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

134 Somerton Park Road, Sale Vic 3850

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$397,250

Property Type House

Suburb Sale

Period - From 01/07/2021

to

30/09/2021

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 18 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	7-9 Inglis St SALE 3850	\$1,350,000	10/06/2021
2	27 Evelyn Dr SALE 3850	\$1,168,935	22/07/2021
3	61 Wandana Rd SALE 3850	\$1,090,000	08/09/2020

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 18 months.~~

This Statement of Information was prepared on:

22/11/2021 13:31

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Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

September quarter 2021: \$397,250



Rooms: 7

Property Type: House

Land Size: 740000 sqm approx

Agent Comments

Comparable Properties



7-9 Inglis St SALE 3850 (REI)



Price: \$1,350,000

Method: Private Sale

Date: 10/06/2021

Rooms: 10

Property Type: House

Land Size: 4155 sqm approx

Agent Comments



27 Evelyn Dr SALE 3850 (REI)



Price: \$1,168,935

Method: Private Sale

Date: 22/07/2021

Property Type: House

Land Size: 4512 sqm approx

Agent Comments



61 Wandana Rd SALE 3850 (REI)



Price: \$1,090,000

Method: Private Sale

Date: 08/09/2020

Rooms: 10

Property Type: House

Land Size: 4034 sqm approx

Agent Comments