

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

2 Zsi Zsi Court, Somerville Vic 3912

Indicative selling price

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

Range between \$620,000

&

\$660,000

Median sale price

Median price \$657,500

House

X

Unit

Suburb or locality

Somerville

Period - From 01/04/2018

to

30/06/2018

Source REIV

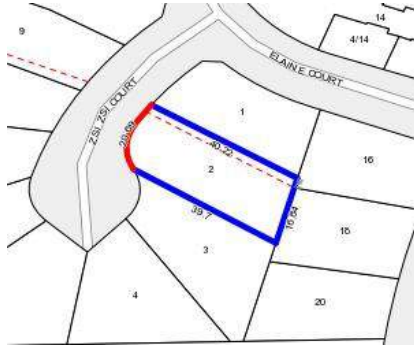
Comparable property sales (*Delete A or B below as applicable)

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	10 Jordan St SOMERVILLE 3912	\$656,000	31/05/2018
2	26 Wiltshire Dr SOMERVILLE 3912	\$640,000	28/09/2017
3	30 Clarendon Dr SOMERVILLE 3912	\$627,000	04/06/2018

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.



Rooms: 5

Property Type: House (Previously Occupied - Detached)

Land Size: 780 sqm approx

Indicative Selling Price

\$620,000 - \$660,000

Median House Price

June quarter 2018: \$657,500

Comparable Properties



10 Jordan St SOMERVILLE 3912 (REI/VG)



Price: \$656,000

Method: Private Sale

Date: 31/05/2018

Rooms: 4

Property Type: House

Land Size: 915 sqm approx



26 Wiltshire Dr SOMERVILLE 3912 (REI/VG)



Price: \$640,000

Method: Private Sale

Date: 28/09/2017

Property Type: House

Land Size: 581 sqm approx



30 Clarendon Dr SOMERVILLE 3912 (REI)



Price: \$627,000

Method: Private Sale

Date: 04/06/2018

Rooms: 4

Property Type: House