

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

66 Somerton Park Road, Sale Vic 3850

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$350,000

House

X

Unit

Suburb or locality Sale

Period - From 01/04/2017

to

30/06/2017

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	81 Sovereign Dr WURRUK 3850	\$635,000	20/06/2017
2	22 Counahan Dr WURRUK 3850	\$595,000	06/07/2016
3	106 Somerton Park Rd SALE 3850	\$545,000	12/09/2017

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:
Land Size: 4000 sqm approx
Agent Comments

Indicative Selling Price
\$630,000

Median House Price
June quarter 2017: \$350,000

Comparable Properties



81 Sovereign Dr WURRUK 3850 (REI/VG)

Agent Comments

 4  2  4

Price: \$635,000
Method: Private Sale
Date: 20/06/2017
Rooms: 9
Property Type: House
Land Size: 4361 sqm approx



22 Counahan Dr WURRUK 3850 (REI/VG)

Agent Comments

 5  3  4

Price: \$595,000
Method: Private Sale
Date: 06/07/2016
Rooms: -
Property Type: House
Land Size: 4015 sqm approx



106 Somerton Park Rd SALE 3850 (REI)

Agent Comments

 4  2  5

Price: \$545,000
Method: Private Sale
Date: 12/09/2017
Rooms: 7
Property Type: House
Land Size: 4110 sqm approx