

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	66 Somerton Park Road, Sale Vic 3850
Including suburb or	
locality andpostcode	

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	Hou	ise 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.

Add	dress 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.

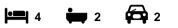




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Rooms: 7 **Property Type:**

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)





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)









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)







Price: \$545,000 Method: Private Sale Date: 12/09/2017

Rooms: 7

Property Type: House Land Size: 4110 sqm approx **Agent Comments**

Agent Comments



Agent Comments

Account - Graham Chalmer Sale | P: 03 5144 4333 | F: 03 5144 6690

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