

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

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

**Median sale price**

Median price  House  Unit  Suburb or locality   
 Period - From  to  Source

**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	4 Michael Way SOMERVILLE 3912	\$600,000	16/12/2016
2	2 Dominic Mews SOMERVILLE 3912	\$596,700	17/11/2016
3	7 John Ct SOMERVILLE 3912	\$590,000	17/05/2017

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   1

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**Property Type:** House (Res)  
**Land Size:** 530 sqm approx

**Indicative Selling Price**  
\$570,000 - \$620,000  
**Median House Price**  
Year ending June 2017: \$565,000

## Comparable Properties



**4 Michael Way SOMERVILLE 3912 (REI/VG)**

4   2   2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 16/12/2016

**Property Type:** House  
**Land Size:** 577 sqm approx



**2 Dominic Mews SOMERVILLE 3912 (REI/VG)**

4   2   2

**Price:** \$596,700  
**Method:** Private Sale

**Property Type:** House  
**Land Size:** 532 sqm approx

**7 John Ct SOMERVILLE 3912 (VG)**

3   2   2

**Price:** \$590,000  
**Method:** Sale  
**Date:** 17/05/2017

**Property Type:** House (Res)  
**Land Size:** 587 sqm approx