

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	le
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Address Including suburb or locality andpostcode	31 Robert Street, Somerville Vic 3912

Indicative selling price

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

Range between	\$670,000	&	\$730,000

Median sale price

Median price	\$565,000	Hou	se X	Unit		Suburb or locality	Somerville
Period - From	01/07/2016	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.

Ad	dress of comparable property	Price	Date of sale
1	15 Callum Av SOMERVILLE 3912	\$715,000	29/03/2017
2	2 Tador Dr SOMERVILLE 3912	\$710,000	04/05/2017
3	56 station Dr SOMERVILLE 3912	\$701,000	09/05/2017

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.

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Rooms: 7

Property Type: House (Previously

Occupied - Detached) Land Size: 853 sqm approx

Agent Comments

Indicative Selling Price \$670,000 - \$730,000 **Median House Price** Year ending June 2017: \$565,000

Comparable Properties



15 Callum Av SOMERVILLE 3912 (REI/VG)





Price: \$715,000 Method: Private Sale Date: 29/03/2017 Rooms: 8

Property Type: House Land Size: 986 sqm approx **Agent Comments**



2 Tador Dr SOMERVILLE 3912 (VG)





Price: \$710,000 Method: Sale Date: 04/05/2017

Rooms: -

Property Type: House (Res) Land Size: 890 sqm approx

Agent Comments



56 station Dr SOMERVILLE 3912 (REI)



Price: \$701,000 Method: Private Sale Date: 09/05/2017 Rooms: -

Property Type: House Land Size: 1030 sqm approx **Agent Comments**

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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