



3 1 3

Rooms: 5
Property Type: House
Land Size: 718 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$550,000
Median House Price
June quarter 2017: \$555,500

Comparable Properties



7 Deborah Ct SOMERVILLE 3912 (REI)

Agent Comments

3 1 2

Price: \$530,000
Method: Private Sale
Date: 11/05/2017
Rooms: -
Property Type: House



76 Clarendon Dr SOMERVILLE 3912 (REI/VG)

Agent Comments

3 1 2

Price: \$530,000
Method: Private Sale
Date: 20/02/2017
Rooms: 6
Property Type: House
Land Size: 656 sqm approx



11 Clairmont Ct SOMERVILLE 3912 (VG)

Agent Comments

2 - -

Price: \$520,000
Method: Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 555 sqm approx

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

1171 Frankston Flinders Road, Somerville Vic 3912

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$555,500

House

X

Suburb or locality

Somerville

Period - From

01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
7 Deborah Ct SOMERVILLE 3912	\$530,000	11/05/2017
76 Clarendon Dr SOMERVILLE 3912	\$530,000	20/02/2017
11 Clairmont CI SOMERVILLE 3912	\$520,000	22/04/2017