

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

7 Sussex Court, Somerville Vic 3912

Indicative selling price

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

Range between

\$620,000

&

\$670,000

Median sale price

Median price

\$632,500

House

X

Unit

Suburb or locality

Somerville

Period - From

01/07/2017

to

30/09/2017

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	56 station Dr SOMERVILLE 3912	\$701,000	09/05/2017
2	24 Pembroke Dr SOMERVILLE 3912	\$655,000	14/08/2017
3	44 Station St SOMERVILLE 3912	\$650,000	17/03/2017

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: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 1001 sqm approx

Agent Comments

Indicative Selling Price

\$620,000 - \$670,000

Median House Price

September quarter 2017: \$632,500

Comparable Properties



56 station Dr SOMERVILLE 3912 (REI)

4 2 2

Price: \$701,000

Method: Private Sale

Date: 09/05/2017

Property Type: House

Land Size: 1030 sqm approx



24 Pembroke Dr SOMERVILLE 3912 (REI)

3 2 2

Price: \$655,000

Method: Private Sale

Date: 14/08/2017

Rooms: 6

Property Type: House

Land Size: 975 sqm approx

44 Station St SOMERVILLE 3912 (VG)

2 1 1

Price: \$650,000

Method: Sale

Date: 17/03/2017

Property Type: House (Res)

Land Size: 1012 sqm approx