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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

21 Station Street Somerville VIC 3912

 5  2  -

## Indicative Selling Price

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

Range between \$480,000 & \$528,000

## Median Sale Price

\$602,000 Houses in Somerville between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

|                                                                                     |                                                                                                                                                                                                                                                                   |            |                                |           |                  |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------------------|-----------|------------------|
|  | <b>40 Clarendon Drive Somerville VIC 3912</b>                                                                                                                                                                                                                     | Sold Price | <sup>RS</sup> <b>\$500,000</b> | Sold Date | <b>13-Feb-19</b> |
|                                                                                     |  2  2  2 |            |                                | Distance  | <b>1.77km</b>    |
|  | <b>2 Briar Close Somerville VIC 3912</b>                                                                                                                                                                                                                          | Sold Price | <b>\$518,000</b>               | Sold Date | <b>22-Jan-19</b> |
|                                                                                     |  3  2  2 |            |                                | Distance  | <b>1.14km</b>    |
|  | <b>11 Mimi Court Somerville VIC 3912</b>                                                                                                                                                                                                                          | Sold Price | <sup>RS</sup> <b>\$525,000</b> | Sold Date | <b>08-Feb-19</b> |
|                                                                                     |  3  2  2 |            |                                | Distance  | <b>1.62km</b>    |

RS = Recent sale

UN = Undisclosed Sale

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