

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 Wyldwood Close, Somerville Vic 3912

Indicative selling price

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

Range between

\$760,000

&

\$820,000

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	15 Eliza PI SOMERVILLE 3912	\$816,000	08/03/2017
2	8 Snow Gum PI SOMERVILLE 3912	\$795,000	06/04/2017
3	18 Somerville Cr SOMERVILLE 3912	\$786,000	03/11/2017

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.~~



5 2 2

Rooms:

Property Type: House

Land Size: 1291 sqm approx

Agent Comments

Indicative Selling Price

\$760,000 - \$820,000

Median House Price

September quarter 2017: \$632,500

Comparable Properties



15 Eliza PI SOMERVILLE 3912 (VG)

Agent Comments

4 - -

Price: \$816,000

Method: Sale

Date: 08/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 1404 sqm approx



8 Snow Gum PI SOMERVILLE 3912 (VG)

Agent Comments

3 - -

Price: \$795,000

Method: Sale

Date: 06/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 774 sqm approx



18 Somerville Cr SOMERVILLE 3912 (REI)

Agent Comments

5 2 2

Price: \$786,000

Method: Private Sale

Date: 03/11/2017

Rooms: -

Property Type: House