

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

24 Pembroke Drive, Somerville Vic 3912

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$565,000

House

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.

	Address of comparable property	Price	Date of sale
1	33 Callum Av SOMERVILLE 3912	\$640,000	23/01/2017
2	1218 Frankston Flinders Rd SOMERVILLE 3912	\$625,000	22/05/2017
3	8 Cameron Ct SOMERVILLE 3912	\$580,000	10/03/2017

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.~~



3 2 2

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 972 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median House Price

Year ending June 2017: \$565,000

Comparable Properties



33 Callum Av SOMERVILLE 3912 (VG)

Agent Comments

3 - -

Price: \$640,000

Method: Sale

Date: 23/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 838 sqm approx



1218 Frankston Flinders Rd SOMERVILLE 3912 (REI)

Agent Comments

4 1 2

Price: \$625,000

Method: Sold Before Auction

Date: 22/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 609 sqm approx



8 Cameron Ct SOMERVILLE 3912 (REI/VG)

Agent Comments

3 2 2

Price: \$580,000

Method: Private Sale

Date: 10/03/2017

Rooms: 6

Property Type: House

Land Size: 662 sqm approx