

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

10 Somerville Road, Strathfieldsaye VIC 3551

Indicative selling price

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

Single Price \$185,000

Median sale price

Median Price \$169,000

Land



Suburb
or locality

Strathfieldsaye

Period - From Jan 2018

to Sep 2018

Source Pricefinder

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 |
|--|-----------|--------------|
| 1 67 Taylors Lane, Strathfieldsaye VIC 3551 | \$220,000 | 06/02/2018 |
| 2 Lot 6 Tannery Lane, Strathfieldsaye VIC 3551 | \$172,475 | 16/03/2018 |
| 3 Lot 110 Wanjel St, Strathfieldsaye VIC 3551 | \$170,000 | 16/03/2018 |