

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 andpostcode

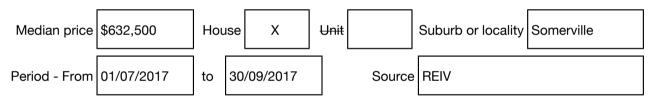
1 Miriam Court, Somerville Vic 3912

Indicative selling price

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

Range between \$660,	000	&	\$710,000
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Median sale price



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	26 Angelina Way SOMERVILLE 3912	\$690,000	19/11/2017
2	33 Robert St SOMERVILLE 3912	\$687,000	27/11/2017
3	51 Robert St SOMERVILLE 3912	\$680,000	14/08/2017

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.

Account - Eview Group Frankston

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: 7 Property Type: House

Land Size: 745 sqm approx

Indicative Selling Price \$660,000 - \$710,000 Median House Price September quarter 2017: \$632,500

Comparable Properties



26 Angelina Way SOMERVILLE 3912 (REI)



Price: \$690,000 Method: Private Sale Date: 19/11/2017 Rooms: 8 Property Type: House



33 Robert St SOMERVILLE 3912 (REI)



Price: \$687,000 Method: Private Sale Date: 27/11/2017 Rooms: 8 Property Type: House



51 Robert St SOMERVILLE 3912 (REI/VG)



Price: \$680,000 **Method:** Private Sale **Date:** 14/08/2017

Property Type: House Land Size: 740 sqm approx

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