

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

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

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	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.



4 2 2

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)

4 2 2

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



33 Robert St SOMERVILLE 3912 (REI)

3 3 2

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



51 Robert St SOMERVILLE 3912 (REI/VG)

4 2 2

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

Property Type: House
Land Size: 740 sqm approx