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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

21 Callum Avenue Somerville VIC 3912

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$820,000













## Median Sale Price

\$602,000 Houses in Somerville between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	<b>16A Austin Road Somerville VIC 3912</b>	Sold Price	<sup>RS</sup> <b>\$846,000</b>	Sold Date	<b>18-Feb-19</b>
 4  2 				Distance	<b>0.21km</b>
	<b>1 Oak Court Somerville VIC 3912</b>	Sold Price	<b>\$875,000</b>	Sold Date	<b>09-Nov-18</b>
 4  2 				Distance	<b>1.79km</b>
	<b>1 Sweet Wattle Place Somerville VIC 3912</b>	Sold Price	<sup>RS</sup> <b>\$717,000</b>	Sold Date	<b>15-Feb-19</b>
 4  2 				Distance	<b>1.89km</b>

RS = Recent sale

UN = Undisclosed Sale

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