

Jason Stirling

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

7/20 Austin Road Somerville VIC 3912

 3  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 \$520,000 & \$550,000

## Median Sale Price

\$443,750 Units in Somerville between 01 Feb 2018 - 31 Jan 2019

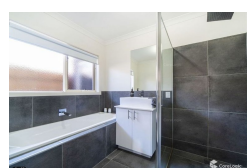
Source: CoreLogic

## Comparable Property Sales

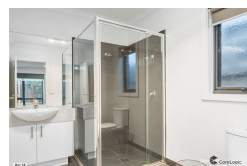
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>4 Cabernet Drive Somerville VIC 3912</b>                                                                                                                                                                                                                       | Sold Price | <b>\$565,000</b> | Sold Date | <b>24-Jul-18</b> |
|  3  2  2 |            |                  | Distance  | <b>0.1km</b>     |



|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>2/27 Clarinda Street Somerville VIC 3912</b>                                                                                                                                                                                                                   | Sold Price | <b>\$570,000</b> | Sold Date | <b>25-Aug-18</b> |
|  3  2  2 |            |                  | Distance  | <b>0.95km</b>    |



|                                                                                                                                                                                                                                                                   |            |                  |           |                  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------------|-----------|------------------|
| <b>4/34 Eramosa Road East Somerville VIC 3912</b>                                                                                                                                                                                                                 | Sold Price | <b>\$560,000</b> | Sold Date | <b>10-Nov-18</b> |
|  3  2  2 |            |                  | Distance  | <b>1.51km</b>    |

RS = Recent sale      UN = Undisclosed Sale

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**3 Kath's Way Somerville VIC 3912**

Sold Price

**\$550,000**

Sold Date

**17-Jul-18**

 3  2  2

Distance

**1.64km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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