

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

3 Buckingham Close, Somerville Vic 3912

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$565,000

House

X

Suburb or locality

Somerville

Period - From 01/04/2016

to

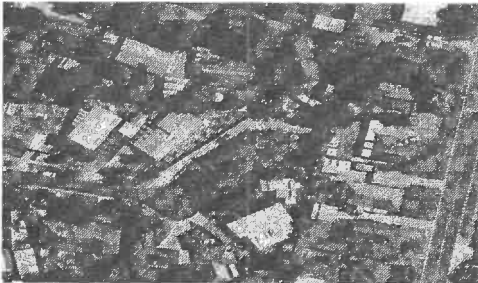
31/03/2017

Source REIV

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
4 Michael Way SOMERVILLE 3912	\$600,000	16/12/2016
20 George St SOMERVILLE 3912	\$592,000	09/03/2016
125 Clarendon Dr SOMERVILLE 3912	\$582,000	08/02/2017



4 2 2

Rooms:
Property Type: Land
Land Size: 851 sqm
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
Year ending March 2017: \$565,000

Comparable Properties



4 Michael Way SOMERVILLE 3912 (REI)

Agent Comments

4 2 2

Price: \$600,000
Method: Private Sale
Date: 16/12/2016
Rooms: 7
Property Type: House



20 George St SOMERVILLE 3912 (VG)

Agent Comments

4 - -

Price: \$592,000
Method: Sale
Date: 09/03/2016
Rooms: -
Property Type: House (Res)
Land Size: 823 sqm

image
coming soon

125 Clarendon Dr SOMERVILLE 3912 (VG)

Agent Comments

4 - -

Price: \$582,000
Method: Sale
Date: 08/02/2017
Rooms: -
Property Type: House (Res)
Land Size: 719 sqm