

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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	3 Buckingham Close, Somerville Vic 3912
Including suburb or	
locality andpostcode	

Indicative selling price

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

Range between	\$550,000	&	\$600,000
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Median sale price

Median price	\$565,000	Н	ouse X	Suburb or loc	cality	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	

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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

Price: \$600,000 Method: Private Sale Date: 16/12/2016

Rooms: 7

Property Type: House



20 George St SOMERVILLE 3912 (VG)



Agent Comments

Price: \$592,000 Method: Sale Date: 09/03/2016

Rooms: -

Property Type: House (Res) Land Size: 823 sqm

125 Clarendon Dr SOMERVILLE 3912 (VG)

Agent Comments



Price: \$582,000 Method: Sale

Date: 08/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 719 sgm

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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.

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