

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

13 Kelly Court, Somerville Vic 3912

Indicative selling price

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

Range between \$499,000

&

\$539,000

Median sale price

Median price \$555,500

House

X

Unit

Suburb or locality

Somerville

Period - From 01/04/2017

to

30/06/2017

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	7 Deborah Ct SOMERVILLE 3912	\$530,000	11/05/2017
2	11 Clairmont CI SOMERVILLE 3912	\$520,000	22/04/2017
3	10 Sinclair St SOMERVILLE 3912	\$510,000	25/11/2016

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.~~



3 1 4

Rooms: 6

Property Type: House (Previously Occupied - Detached)

Land Size: 667 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$499,000 - \$539,000

Median House Price

June quarter 2017: \$555,500

Comparable Properties



7 Deborah Ct SOMERVILLE 3912 (REI/VG)

[Agent Comments](#)

3 1 2

Price: \$530,000

Method: Private Sale

Date: 11/05/2017

Rooms: -

Property Type: House

Land Size: 663 sqm approx



11 Clairmont Ct SOMERVILLE 3912 (VG)

[Agent Comments](#)

2 - -

Price: \$520,000

Method: Sale

Date: 22/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 555 sqm approx



10 Sinclair St SOMERVILLE 3912 (REI/VG)

[Agent Comments](#)

3 1 1

Price: \$510,000

Method: Private Sale

Date: 25/11/2016

Rooms: 4

Property Type: House

Land Size: 815 sqm approx