

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

1 Angelina Way, Somerville Vic 3912

Indicative selling price

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

Range between \$635,000

&

\$675,000

Median sale price

Median price \$655,000

House

X

Suburb or locality

Somerville

Period - From 01/04/2017

to

31/03/2018

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	26 Angelina Way SOMERVILLE 3912	\$690,000	19/11/2017
2	21 Bruce Dr SOMERVILLE 3912	\$675,000	04/12/2017
3	68 Pembroke Dr SOMERVILLE 3912	\$661,250	31/01/2018

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.



4 2 2

Rooms: 7
Property Type: House
Land Size: 635 sqm approx

Indicative Selling Price

\$635,000 - \$675,000

Median House Price

Year ending March 2018: \$655,000

Comparable Properties



26 Angelina Way SOMERVILLE 3912 (REI/VG)

4 2 2

Price: \$690,000
Method: Private Sale
Date: 19/11/2017
Rooms: 8
Property Type: House
Land Size: 670 sqm approx



21 Bruce Dr SOMERVILLE 3912 (VG)

3 2 2

Price: \$675,000
Method: Sale
Date: 04/12/2017
Rooms: 7
Property Type: House
Land Size: 652 sqm approx



68 Pembroke Dr SOMERVILLE 3912 (REI/VG)

3 2 3

Price: \$661,250
Method: Private Sale
Date: 31/01/2018
Rooms: 7
Property Type: House
Land Size: 660 sqm approx