

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	1 Angelina Way, 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	\$635,000	&	\$675,000

Median sale price

Median price	\$655,000	Hou	se 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.

Add	dress 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.

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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)

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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)

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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)

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Price: \$661,250 Method: Private Sale Date: 31/01/2018

Rooms: 7

Property Type: House Land Size: 660 sqm approx

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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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