

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

6 Montrose Avenue, Somerville Vic 3912

Indicative selling price

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

Range between

\$520,000

&

\$560,000

Median sale price

Median price

\$649,250

House

X

Unit

Suburb or locality

Somerville

Period - From

01/01/2017

to

31/12/2017

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	12 Harrow Av SOMERVILLE 3912	\$545,000	04/07/2017
2	21 Jordan St SOMERVILLE 3912	\$530,000	30/11/2017
3	19 Blacks Camp Rd SOMERVILLE 3912	\$521,000	28/08/2017

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

Property Type: House (Previously Occupied - Detached)

Land Size: 633 sqm approx

Indicative Selling Price

\$520,000 - \$560,000

Median House Price

Year ending December 2017: \$649,250

Comparable Properties



12 Harrow Av SOMERVILLE 3912 (REI/VG)

3 1 1

Price: \$545,000

Method: Sold Before Auction

Date: 04/07/2017

Property Type: House

Land Size: 674 sqm approx



21 Jordan St SOMERVILLE 3912 (REI)

3 1 1

Price: \$530,000

Method: Private Sale

Date: 30/11/2017

Property Type: House

19 Blacks Camp Rd SOMERVILLE 3912 (VG)

3 1 1

Price: \$521,000

Method: Sale

Date: 28/08/2017

Property Type: House (Res)

Land Size: 674 sqm approx