

STATEMENT OF INFORMATION

3/16 PARK LANE, SOMERVILLE, VIC 3912

PREPARED BY DOMINIC TALLON, EVIEW GROUP TALLON ESTATE AGENTS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/16 PARK LANE, SOMERVILLE, VIC 3912 2 1 1

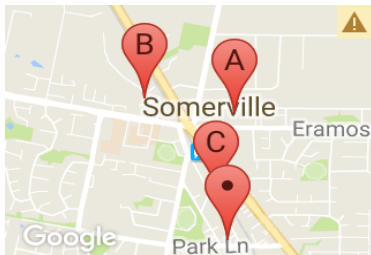
Indicative Selling Price

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

Price Range: \$410,000 to \$440,000

Provided by: Dominic Tallon, Eview Group Tallon Estate Agents

MEDIAN SALE PRICE



SOMERVILLE, VIC, 3912

Suburb Median Sale Price (Unit)

\$550,000

01 October 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3/23 GUELPH ST, SOMERVILLE, VIC 3912 2 1 2

Sale Price

***\$418,000**

Sale Date: 13/10/2017

Distance from Property: 900m



3/10 RAYMOND ST, SOMERVILLE, VIC 3912 2 1 1

Sale Price

Price Withheld

Sale Date: 30/01/2018

Distance from Property: 1.1km



7/57 STATION ST, SOMERVILLE, VIC 3912 2 1 1

Sale Price

***\$420,000**

Sale Date: 11/12/2017

Distance from Property: 324m



This report has been compiled on 09/02/2018 by Eview Group Tallon Estate Agents. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/16 PARK LANE, SOMERVILLE, VIC 3912

Indicative selling price

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

Price Range:

\$410,000 to \$440,000

Median sale price

Median price

\$550,000

House

Unit

X

Suburb

SOMERVILLE

Period

01 October 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/23 GUELPH ST, SOMERVILLE, VIC 3912	*\$418,000	13/10/2017
3/10 RAYMOND ST, SOMERVILLE, VIC 3912	Price Withheld	30/01/2018
7/57 STATION ST, SOMERVILLE, VIC 3912	*\$420,000	11/12/2017