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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

3 Forest Drive Somerville VIC 3912

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

## Median Sale Price

\$600,000 Houses in Somerville between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**21 Bruce Drive Somerville VIC 3912** Sold Price **\$675,000** Sold Date **04-Dec-17**

 3  2  2

Distance **0.12km**



**25 Robert Street Somerville VIC 3912** Sold Price **\$700,000** Sold Date **22-Mar-19**

 4  2  2

Distance **0.41km**



**14 Bayvista Rise Somerville VIC 3912** Sold Price **\$670,000** Sold Date **04-Feb-19**

 3  2  4

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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