



 3  2  1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 555sqm approx

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median House Price

Year ending March 2017: \$565,000

Comparable Properties



7 Deborah Ct SOMERVILLE 3912 (REI)

 3  1  2

Price: \$530,000

Method: Private Sale

Date: 11/05/2017

Rooms: -

Property Type: House



21 Rochester Rd SOMERVILLE 3912 (VG)

 3  2  2

Price: \$520,000

Method: Sale

Date: 23/01/2017

Rooms: -

Property Type: House (Res)

Land Size: 592 sqm approx



61 Clarendon Dr SOMERVILLE 3912 (VG)

 2  2  2

Price: \$500,000

Method: Sale

Date: 11/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 655 sqm approx

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 Leonard Drive, Somerville Vic 3912

Indicative selling price

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

Range between

\$490,000

&

\$539,000

Median sale price

Median price

\$565,000

House

X

Suburb

Somerville

Period - From

01/04/2016

to

31/03/2017

Source

REIV

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.

Address of comparable property	Price	Date of sale
7 Deborah Ct SOMERVILLE 3912	\$530,000	11/05/2017
21 Rochester Rd SOMERVILLE 3912	\$520,000	23/01/2017
61 Clarendon Dr SOMERVILLE 3912	\$500,000	11/02/2017