

## 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

107 GRANT ROAD, SOMERVILLE

#### 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

&

\$660,000

#### Median sale price

Median price

\$620,000

House

X

Suburb or locality

SOMERVILLE

Period - From

01/04/2019

to

30/06/2019

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	62 North Road, Langwarrin, Vic 3910	\$660,000	14/07/2019
2	36 Grant Rd SOMERVILLE 3912	\$625,000	14/05/2019
3	59 Lower Somerville Rd SOMERVILLE 3912	\$570,000	30/03/2019

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   2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 2158 sqm approx

**Indicative Selling Price**

\$600,000 - \$660,000

**Median House Price**

June quarter 2019: \$620,000

## Comparable Properties

**62 North Road, Langwarrin, Vic 3910,  
Australia (REI)**

3   1   1

**Price:** \$660,000  
**Method:**  
**Date:** 14/07/2019  
**Property Type:** House (Res)  
**Land Size:** 1706 Sqm approx

**36 Grant Rd SOMERVILLE 3912 (VG)**  
**Land only**

**Price:** \$625,000  
**Method:** Sale  
**Date:** 14/05/2019  
**Property Type:** Land Only  
**Land Size:** 2492 Sqm approx



**59 Lower Somerville Rd SOMERVILLE 3912  
(REI/VG)**

4   1

**Price:** \$570,000  
**Method:** Auction Sale  
**Date:** 30/03/2019  
**Property Type:** House (Res) Land Value  
**Land Size:** 1559 Sqm approx