



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 1/34 Eramosa Road East, SOMERVILLE 3912

Indicative selling price

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

Range \$495,000 - \$540,000

Median sale price

Median **Unit** for **SOMERVILLE** for period **Aug 2018 - Aug 2019**

Sourced from realestate.com.au.

\$475,000

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 the most comparable to the property for sale.

39 Cabernet Drive,
Somerville 3912

Price **\$540,000** Sold 10 May 2019

66 Graf Road,
Somerville 3912

Price **\$565,000** Sold 30 October 2018

2/27 Clarinda Street,
Somerville 3912

Price **\$570,000** Sold 30 August 2018

This Statement of Information was prepared on 21st Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from realestate.com.au.

Stockdale & Leggo Hastings

69 High St,
Hastings VIC 3915

Contact agents



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**Stockdale
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