

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Property offered for sale								
A Including sul locality andpo	burb or	33 Robert Street, Somerville Vic 3912						
Indicative selling price								
or the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	\$660,000		&	\$7	710,000			
Median sale price								
Median price	\$632,500	Ηοι	use X	Unit		Suburb or locality	Somerville	
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	9 Robert St SOMERVILLE 3912	\$705,000	20/07/2017
2	31 Robert St SOMERVILLE 3912	\$705,000	30/08/2017
3	51 Robert St SOMERVILLE 3912	\$680,000	14/08/2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last eighteen months.

Account - Eview Group Frankston





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in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.