

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 andpostcode	6 Seaton Court, Somerville Vic 3912

Indicative selling price

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

Range between	\$570,000	&	\$620,000

Median sale price

Median price	\$649,250	Hou	ıse	х	Unit		Suburb or locality	Somerville
Period - From	01/01/2017	to	31/	12/2017		Source	REIV	n-

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	188 Baxter Tooradin Rd BAXTER 3911	\$615,000	16/12/2017
2	8 Oakbank PI SOMERVILLE 3912	\$590,000	12/12/2017
3	19 Bruce Dr SOMERVILLE 3912	\$590,000	28/08/2017

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.

Account - Eview Group Frankston











Property Type: House Land Size: 891 sqm approx Indicative Selling Price \$570,000 - \$620,000 Median House Price Year ending December 2017: \$649,250

Comparable Properties



188 Baxter Tooradin Rd BAXTER 3911

(REI/VG)

6 2

Price: \$615,000 **Method:** Auction Sale **Date:** 16/12/2017

Property Type: House (Res) Land Size: 762 sqm approx











Property Type: House (Res)
Land Size: 594 sqm approx



19 Bruce Dr SOMERVILLE 3912 (REI)

Price: \$590,000 Method: Private Sale Date: 28/08/2017 Rooms: 6

Property Type: House Land Size: 680 sqm approx

Account - Eview Group Frankston





The information contained herein is to be used as a guide only. Although every care has been taken 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.

Generated: 14/03/2018 21:25