

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

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

House

X

Unit

Suburb or locality Somerville

Period - From 01/01/2017

to

31/12/2017

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.

Address 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.



3 1 2

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)

3 2 2

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

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



8 Oakbank PI SOMERVILLE 3912 (VG)

3 2 2

Price: \$590,000
Method: Sale
Date: 12/12/2017

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



19 Bruce Dr SOMERVILLE 3912 (REI)

3 2 2

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

Rooms: 6
Property Type: House
Land Size: 680 sqm approx