



4 2 2

Rooms: 6
Property Type: House (Previously Occupied - Detached)
Land Size: 923
Agent Comments

Indicative Selling Price
\$645,000 - \$695,000
Median House Price
March quarter 2017: \$660,000

Comparable Properties



15 Callum Av SOMERVILLE 3912 (REI)

Agent Comments

4 2 6

Price: \$715,000
Method: Private Sale
Date: 29/03/2017
Rooms: 8
Property Type: House
Land Size: 968 sqm



2 Petalнина CI SOMERVILLE 3912 (REI)

Agent Comments

3 2 2

Price: \$660,000
Method: Private Sale
Date: 23/03/2017
Rooms: 7
Property Type: House
Land Size: 745 sqm



10 Wiltshire Dr SOMERVILLE 3912 (REI)

Agent Comments

4 2 2

Price: \$700,000
Method: Private Sale
Date: 10/03/2017
Rooms: 8
Property Type: House
Land Size: 869 sqm

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

4 Solwood Court, Somerville Vic 3912

Indicative selling price

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

Range between

\$645,000

&

\$709,500

Median sale price

Median price

\$660,000

House

X

Suburb or locality

Somerville

Period - From

01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
15 Callum Av SOMERVILLE 3912	\$715,000	29/03/2017
2 Petalnina CI SOMERVILLE 3912	\$660,000	23/03/2017
10 Wiltshire Dr SOMERVILLE 3912	\$700,000	10/03/2017