

## 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

9 Bayvista Rise, Somerville Vic 3912

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between **\$685,000** & **\$715,000**

#### Median sale price

Median price **\$700,000** House **X** Unit Suburb or locality **Somerville**

Period - From **01/10/2018** to **31/12/2018** 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 | 1 Sweet Wattle PI SOMERVILLE 3912 | \$717,000 | 15/02/2019   |
| 2 | 5 Oak Ct SOMERVILLE 3912          | \$715,000 | 13/11/2018   |
| 3 | 37 Somerville Cr SOMERVILLE 3912  | \$700,000 | 16/10/2018   |

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.



**Rooms:** 7

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 1039 sqm approx

Agent Comments

**Indicative Selling Price**

\$690,000 - \$740,000

**Median House Price**

December quarter 2018: \$700,000

## Comparable Properties



**1 Sweet Wattle PI SOMERVILLE 3912 (REI)**

Agent Comments



**Price:** \$717,000

**Method:** Private Sale

**Date:** 15/02/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 819 sqm approx



**5 Oak Ct SOMERVILLE 3912 (VG)**

Agent Comments



**Price:** \$715,000

**Method:** Sale

**Date:** 13/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 854 sqm approx



**37 Somerville Cr SOMERVILLE 3912 (REI/VG)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 16/10/2018

**Rooms:** 4

**Property Type:** House

**Land Size:** 990 sqm approx