

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

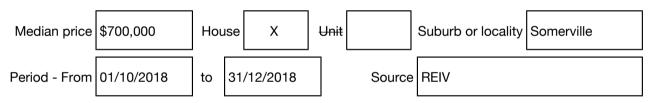
9 Bayvista Rise, Somerville Vic 3912

Indicative selling price

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

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

Median sale price



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.

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propertydata

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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.







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) 4 2 2 2 Price: \$717,000 Method: Private Sale Date: 15/02/2019 Rooms: - Property Type: House Land Size: 819 sqm approx	Agent Comments
5 Oak Ct SOMERVILLE 3912 (VG) 4 Price: \$715,000 Method: Sale Date: 13/11/2018 Rooms: - Property Type: House (Res) Land Size: 854 sqm approx	Agent Comments
37 Somerville Cr SOMERVILLE 3912 (REI/VG) 3 2 2 2 Price: \$700,000 Method: Private Sale Date: 16/10/2018 Rooms: 4 Property Type: House Land Size: 990 sqm approx	Agent Comments

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