

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



121 CLARENDON DRIVE, SOMERVILLE,

4 2 2

Indicative Selling Price

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

Price Range: \$750,000 - \$795,000

MEDIAN SALE PRICE



SOMERVILLE, VIC, 3912

Suburb Median Sale Price (House)

\$645,000

01 October 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within 2.5 kilometres of the property for sale in the last 7 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



18 SOMERVILLE CRES, SOMERVILLE, VIC 3912

4 2 2

Sale Price

\$786,000

Sale Date: 28/10/2017

Land Size approx 821m2

Distance from Property: 2.3km



18 PETALNINA CL, SOMERVILLE, VIC 3912

4 2 2

Sale Price

***\$820,000**

Sale Date: 29/03/2018

Land Size approx 793m2

Distance from Property: 2.3km



1 DIANE CRT, SOMERVILLE, VIC 3912

4 3 2

Sale Price

****\$790,000**

Sale Date: 19/03/2018

Land Size approx 525m2

Distance from Property: 1km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

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Indicative selling price

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Price Range:

\$750,000 - \$795,000

Median sale price

Median price

\$645,000

House

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Suburb

SOMERVILLE

Period

01 October 2017 to 31 March 2018

Source

 pricefinder

Comparable property sales

These are the three properties sold within 2.5 kilometres of the property for sale in the last 7 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
18 SOMERVILLE CRES, SOMERVILLE, VIC 3912	\$786,000	28/10/2017
18 PETALNINA CL, SOMERVILLE, VIC 3912	*\$820,000	29/03/2018
1 DIANE CRT, SOMERVILLE, VIC 3912	**\$790,000	19/03/2018