

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb or  
locality and postcode

12 Somerville Road, Strathfieldsaye VIC 3551

Indicative selling price

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

Single Price \$185,000

Median sale price

Median Price \$169,000

Land



Suburb  
or locality

Strathfieldsaye

Period - From Jan 2018

to Sep 2018

Source Pricefinder

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
1 67 Taylors Lane, Strathfieldsaye VIC 3551	\$220,000	06/02/2018
2 Lot 6 Tannery Lane, Strathfieldsaye VIC 3551	\$172,475	16/03/2018
3 Lot 110 Wanjel St, Strathfieldsaye VIC 3551	\$170,000	16/03/2018