

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

24 Deanswood Drive, Somerville Vic 3912

Indicative selling price

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

Range between

\$545,000

&

\$595,000

Median sale price

Median price

\$649,250

House

X

Unit

Suburb or locality

Somerville

Period - From

01/01/2017

to

31/12/2017

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	8 Lyn Ct SOMERVILLE 3912	\$610,000	18/09/2017
2	23 Clairmont CI SOMERVILLE 3912	\$595,000	18/11/2017
3	8 Oakbank PI SOMERVILLE 3912	\$590,000	12/12/2017

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.



3 2 5

Rooms: 6
Property Type: House
Land Size: 594 sqm approx
Agent Comments

Indicative Selling Price
\$545,000 - \$595,000
Median House Price
Year ending December 2017: \$649,250

Comparable Properties



8 Lyn Ct SOMERVILLE 3912 (REI/VG)

Agent Comments

3 2 2

Price: \$610,000
Method: Sold Before Auction
Date: 18/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 488 sqm approx



23 Clairmont CI SOMERVILLE 3912 (VG)

Agent Comments

3 - -

Price: \$595,000
Method: Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 557 sqm approx



8 Oakbank PI SOMERVILLE 3912 (VG)

Agent Comments

3 - -

Price: \$590,000
Method: Sale
Date: 12/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 594 sqm approx