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**Indicative Selling Price**

\$169,950

**Median House Price**

March quarter 2017: \$348,500



**Rooms:**

**Property Type:** Land

**Land Size:** 1100 sqm

**Agent Comments**

## Comparable Properties

**7a Elgin St SALE 3850 (VG)**

**Agent Comments**



**Price:** \$185,000

**Method:** Sale

**Date:** 09/05/2016

**Rooms:** -

**Property Type:** Land

**11 Page Ct SALE 3850 (VG)**

**Agent Comments**



**Price:** \$160,000

**Method:** Sale

**Date:** 28/10/2016

**Rooms:** -

**Property Type:** Land

**Land Size:** 1103 sqm



**lot 180 (16) Authors Way SALE 3850 (REI)**

**Agent Comments**



**Price:** \$141,000

**Method:** Private Sale

**Date:** 05/05/2017

**Rooms:** -

**Property Type:** Land

**Land Size:** 736 sqm

# 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

129A Somerton Park Road, Sale Vic 3850

#### Indicative selling price

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

Single price \$169,950

#### Median sale price

Median price \$348,500

House X

Suburb or locality Sale

Period - From 01/01/2017

to 31/03/2017

Source REIV

#### 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
7a Elgin St SALE 3850	\$185,000	09/05/2016
11 Page Ct SALE 3850	\$160,000	28/10/2016
lot 180 (16) Authors Way SALE 3850	\$141,000	05/05/2017