

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 KIMTARA COURT, SOMERVILLE, VIC

3 1 2

Indicative Selling Price

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

Price Range: **\$490,000 to \$530,000**

MEDIAN SALE PRICE



SOMERVILLE, VIC, 3912

Suburb Median Sale Price (House)

\$620,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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



21 JORDAN ST, SOMERVILLE, VIC 3912

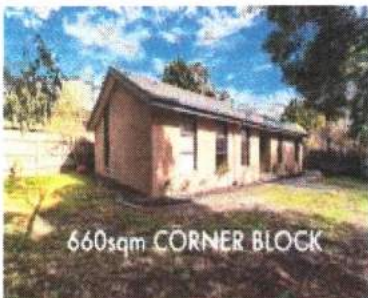
3 1 2

Sale Price

\$530,000

Sale Date: 02/12/2017

Distance from Property: 2km



13 KELLY CRT, SOMERVILLE, VIC 3912

3 1 2

Sale Price

\$520,000

Sale Date: 24/08/2017

Distance from Property: 1.9km



42 CLARENDON DR, SOMERVILLE, VIC 3912

3 1 2

Sale Price

\$515,000

Sale Date: 04/12/2017

Distance from Property: 304m



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

15 KIMTARA COURT, SOMERVILLE, VIC 3912

Indicative selling price

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Price Range:

\$490,000 to \$530,000

Median sale price

Median price

\$620,000

House

☒

Unit

☐


Suburb

SOMERVILLE

Period

01 June 2017 - 01 May 2018

Source



Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
21 JORDAN ST, SOMERVILLE, VIC 3912	\$530,000	02/12/2017
13 KELLY CRT, SOMERVILLE, VIC 3912	\$520,000	24/08/2017
42 CLARENDON DR, SOMERVILLE, VIC 3912	\$515,000	04/12/2017