

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

4/79 Somerville Street, Flora Hill Vic 3550

Indicative selling price

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

Range between \$227,000

&

\$249,000

Median sale price

Median price \$340,367

House

X

Unit

Suburb or locality Flora Hill

Period - From 01/01/2018

to

31/12/2018

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	1/9 Aviary Ct STRATHDALE 3550	\$247,000	24/07/2018
2	6/174 St Aidans Rd KENNINGTON 3550	\$243,000	03/08/2018
3	2/23 Osborne St FLORA HILL 3550	\$240,000	13/08/2018

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.

4/79 Somerville Street, Flora Hill Vic 3550



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2 1 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$227,000 - \$249,000
Median House Price
Year ending December 2018: \$340,367

Comparable Properties



1/9 Aviary Ct STRATHDALE 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$247,000
Method: Private Sale
Date: 24/07/2018
Rooms: 3
Property Type: Unit



6/174 St Aidans Rd KENNINGTON 3550 (REI/VG)

Agent Comments

2 1 1

Price: \$243,000
Method: Private Sale
Date: 03/08/2018
Rooms: 3
Property Type: Unit
Land Size: 210 sqm approx



2/23 Osborne St FLORA HILL 3550 (REI)

Agent Comments

2 1 1

Price: \$240,000
Method: Private Sale
Date: 13/08/2018
Rooms: 3
Property Type: Unit