

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

96 Somerville Street, Flora Hill Vic 3550

Indicative selling price

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

Single price

\$350,000

Median sale price

Median price

\$384,500

Property Type

House

Suburb

Flora Hill

Period - From

02/02/2020

to

01/02/2021

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 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 | 15 Woods St KENNINGTON 3550 | \$360,000 | 03/10/2019 |
| 2 | 35 Mahon Av KENNINGTON 3550 | \$360,000 | 16/09/2019 |
| 3 | 70 Retreat Rd SPRING GULLY 3550 | \$350,000 | 28/01/2020 |

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 18 months.~~

This Statement of Information was prepared on:

02/02/2021 14:33

96 Somerville Street, Flora Hill Vic 3550



Kaye Lazenby CEA (REIV)
0407 843 167
kaye@dck.com.au



3 1 1

Property Type: House
Land Size: 486 sqm approx
Agent Comments

Indicative Selling Price
\$350,000

Median House Price
02/02/2020 - 01/02/2021: \$384,500

Comparable Properties



15 Woods St KENNINGTON 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$360,000
Method: Private Sale
Date: 03/10/2019
Rooms: 4
Property Type: House
Land Size: 650 sqm approx



35 Mahon Av KENNINGTON 3550 (REI/VG)

Agent Comments

3 1 2

Price: \$360,000
Method: Private Sale
Date: 16/09/2019
Rooms: 4
Property Type: House
Land Size: 593 sqm approx



70 Retreat Rd SPRING GULLY 3550 (VG)

Agent Comments

3 - -

Price: \$350,000
Method: Sale
Date: 28/01/2020
Property Type: House (Res)
Land Size: 621 sqm approx

Account - Dungey Carter Ketterer | P: 03 5440 5000



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.