

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	90 Gomms Road, Somerville Vic 3912
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Indicative selling price

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

Range between	\$1,550,000	&	\$1,700,000
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Median sale price

Median price	\$649,250	House	X	Unit		Suburb	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 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
1		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price
\$1,550,000 - \$1,700,000

Median House Price
Year ending December 2017: \$649,250



Rooms:
Property Type: House (Res)
Land Size: 11950 sqm approx
Agent Comments

Comparable Properties

90 Gomms Rd SOMERVILLE 3912 (REI/VG)

Agent Comments



Price: \$772,000
Method: Private Sale
Date: 23/09/2014
Rooms: -
Property Type: House (Res)
Land Size: 11950 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.