

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

42 CHESTERFIELD ROAD, SOMERVILLE, VIC 3912

Indicative selling price

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

Price Range: 940,000 to 970,000

Median sale price

Median price

\$675,000

House

Unit

Suburb

SOMERVILLE

Period

01 October 2017 to 31 December 2017

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
44 CHESTERFIELD RD, SOMERVILLE, VIC 3912	*\$850,000	10/02/2018
50 CHESTERFIELD RD, SOMERVILLE, VIC 3912	*\$955,000	20/12/2017
64 CHESTERFIELD RD, SOMERVILLE, VIC 3912	*\$896,600	15/03/2018