

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
1/4 Rochester Road, Somerville Vic 3912

Indicative selling price

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

Range between \$525,000 & \$565,000

Median sale price

Median price \$505,000 House Unit X Suburb Somerville

Period - From 01/10/2017 to 30/09/2018 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	6b Clarinda St SOMERVILLE 3912	\$590,000	22/06/2018
2	6a Conway Ct SOMERVILLE 3912	\$580,000	19/10/2018
3	2/27 Clarinda St SOMERVILLE 3912	\$570,000	25/08/2018

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.



3 3 2

Rooms:
Property Type: Townhouse
 (Single)
Land Size: 0 sqm approx
 Agent Comments

Indicative Selling Price
 \$525,000 - \$565,000
Median Unit Price
 Year ending September 2018: \$505,000

Comparable Properties

6b Clarinda St SOMERVILLE 3912 (REI/VG) Agent Comments

3 2 2

Price: \$590,000
Method: Private Sale
Date: 22/06/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)
Land Size: 257 sqm approx

6a Conway Ct SOMERVILLE 3912 (VG) Agent Comments

3 - -

Price: \$580,000
Method: Sale
Date: 19/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 278 sqm approx



2/27 Clarinda St SOMERVILLE 3912 (REI/VG) Agent Comments

3 2 2

Price: \$570,000
Method: Private Sale
Date: 25/08/2018
Rooms: 5
Property Type: Townhouse (Res)