

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 Knightsbridge Court, Somerville Vic 3912

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$590,000

**Median sale price**

Median price

\$565,000

House

X

Unit

Suburb or locality

Somerville

Period - From

01/07/2016

to

30/06/2017

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	19 Bruce Dr SOMERVILLE 3912	\$590,000	28/08/2017
2	17 Rochester Rd SOMERVILLE 3912	\$580,000	08/05/2017
3	8 Cameron Ct SOMERVILLE 3912	\$580,000	10/03/2017

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.



3   2   1

**Property Type:** House  
**Land Size:** 634 sqm approx

**Indicative Selling Price**  
\$550,000 - \$590,000  
**Median House Price**  
Year ending June 2017: \$565,000

## Comparable Properties



**19 Bruce Dr SOMERVILLE 3912 (REI)**

3   2   2

**Price:** \$590,000   **SOLD BY EVIEW**  
**Method:** Private Sale  
**Date:** 28/08/2017

**Property Type:** House  
**Land Size:** 680 sqm approx

**17 Rochester Rd SOMERVILLE 3912 (VG)**

3   2   2

**Price:** \$580,000  
**Method:** Sale  
**Date:** 08/05/2017

**Property Type:** House (Res)  
**Land Size:** 656 sqm approx



**8 Cameron Ct SOMERVILLE 3912 (REI/VG)**

3   2   2

**Price:** \$580,000   **SOLD BY EVIEW**  
**Method:** Private Sale  
**Date:** 10/03/2017

**Property Type:** House  
**Land Size:** 662 sqm approx