

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

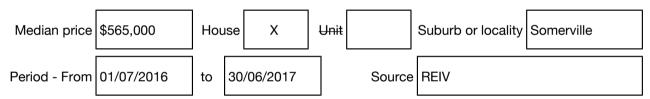
Address 4 Knightsbridge Court, Somerville Vic 3912 Including suburb or locality andpostcode

Indicative selling price

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

 Range between
 \$550,000
 &
 \$590,000

Median sale price



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.

Account - Eview Group Frankston

propertydata

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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. 4 Knightsbridge Court, Somerville Vic 3912







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)

2 2



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

Property Type: House Land Size 680 sqm approx

17 Rochester Rd SOMERVILLE 3912 (VG)



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)

2 2

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

Property Type: House Land Size: 662 sqm approx

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