

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 219 Somerton Park Road, Sale Vic 3850
Including suburb or locality and postcode

Indicative selling price

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

Single price \$595,000

Median sale price

Median price \$326,250

Property Type House

Suburb Sale

Period - From 01/10/2018

to 30/09/2019

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 18 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	15 Valetta St SALE 3850	\$590,000	14/05/2019
2	33 Darling St SALE 3850	\$585,000	19/11/2019
3	28 Inglis St SALE 3850	\$580,000	26/10/2018

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 18 months.~~

This Statement of Information was prepared on:

28/11/2019 09:33



5 -

Property Type: House (Previously Occupied - Detached)

Land Size: 996 sqm approx

Agent Comments

Indicative Selling Price

\$595,000

Median House Price

Year ending September 2019: \$326,250

Comparable Properties



15 Valetta St SALE 3850 (VG)

Agent Comments

5 - -

Price: \$590,000

Method: Sale

Date: 14/05/2019

Property Type: House (Res)

Land Size: 1156 sqm approx



33 Darling St SALE 3850 (REI)

Agent Comments

4 2 4

Price: \$585,000

Method: Private Sale

Date: 19/11/2019

Rooms: 9

Property Type: House

Land Size: 882 sqm approx



28 Inglis St SALE 3850 (REI/VG)

Agent Comments

4 2 2

Price: \$580,000

Method: Private Sale

Date: 26/10/2018

Rooms: 8

Property Type: House

Land Size: 1200 sqm approx