

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

4 Somerville Road, Strathfieldsaye VIC 3551

Indicative selling price

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

Range Between \$490,000 & \$520,000

Median sale price

Median Price \$496,250

House



Suburb
or locality

Strathfieldsaye

Period - From Jan 2018

to

Jun 2018

Source

Pricefinder

Comparable Property Sales

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

Address of comparable property	Price	Date of sale
1 105 Ryalls Lne, Strathfieldsaye VIC 3551	\$532,000	22/09/2017
2 5 Woodlea Cl, Strathfieldsaye VIC 3551	\$521,000	27/03/2017
3 934 Wellington St, Strathfieldsaye VIC 3551	\$511,000	16/01/2018