



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 9 Diane Court, SOMERVILLE 3912

House



4 beds



3 baths



2 parking

### Indicative selling price

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

**Range \$820,000 - \$895,000**

### Median sale price

Median **House** for **SOMERVILLE** for period **Apr 2017 - Mar 2018**  
Sourced from **Pricefinder**.

**\$630,000**

### Comparable property sales

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 the most comparable to the property for sale.

**1 Diane Court,**  
Somerville 3912

Price **\$790,000** Sold 19  
February 2018

**25 Callum Avenue,**  
Somerville 3912

Price **\$830,000** Sold 04  
April 2018

**6 Callum Avenue,**  
Somerville 3912

Price **\$832,000** Sold 12 April  
2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Stockdale & Leggo Hastings

69 High St,  
Hastings VIC 3915

### Contact agents



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**Stockdale  
& Leggo**