



Statement of Information

Sections 47AF of the Estate Agents Act 1980

2/32 Eramosa Road East, SOMERVILLE 3912

House

3 beds

2 baths

2 parking

Indicative selling price

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

Range \$580,000 - \$600,000

Median sale price

Median **House** for **SOMERVILLE** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

\$639,000

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.

4 Stanley Street,
Somerville 3912

Price **\$575,000** Sold 04
August 2018

2 Melrose Terrace,
Somerville 3912

Price **\$575,000** Sold 02 May
2018

12 Somerville Crescent,
Somerville 3912

Price **\$507,000** Sold 07
March 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
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