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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

23 Chesterfield Road Somerville VIC 3912



## Indicative Selling Price

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

Range between \$750,000 & \$799,000

## Median Sale Price

\$460,000 Lands in Somerville between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



**13 Callum Avenue Somerville VIC 3912**



Sold Price

**\$755,000**

Sold Date

**25-Jul-18**

Distance

**1.57km**



**7 Tador Drive Somerville VIC 3912**



Sold Price

**\$770,000**

Sold Date

**10-Aug-18**

Distance

**1.87km**

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