

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

35 PEMBROKE DRIVE, SOMERVILLE 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
between

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

House

Suburb

Somerville

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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 Raglin Close Somerville VIC 3912 - Land size approx. 839sqm	\$577,500	26-Jun-19
7 Cameron Court Somerville VIC 3912 - Land size approx. 662sqm	\$587,475	09-Oct-19
15 Majestic Drive Somerville VIC 3912 - Land size approx. 614sqm	\$580,000	13-Jul-19

OR

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

This Statement of Information was prepared on: 20 November 2019



1 Raglin Close Somerville VIC 3912

Sold Price

\$577,500

Sold Date

26-Jun-19

3 2 2

Distance

0.35km

Land size approx. 830sqm



7 Cameron Court Somerville VIC 3912

Sold Price

^{RS} **\$587,475**

Sold Date

09-Oct-19

3 2 2

Distance

0.48km

Land size approx. 662sqm



15 Majestic Drive Somerville VIC 3912

Sold Price

\$580,000

Sold Date

13-Jul-19

4 2 1

Distance

1.48km

Land size approx. 614sam

RS = Recent sale

UN = Undisclosed Sale

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