

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

3 Somerville Crescent Somerville VIC 3912

Indicative selling price

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

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,500

Property type

House

Suburb

Somerville

Period-from

01 May 2020

to

30 Apr 2021

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

20 Somerville Crescent Somerville VIC 3912	\$780,000	23-Mar-21
20 George Street Somerville VIC 3912	\$890,000	06-Apr-21

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: 13 May 2021

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20 Somerville Crescent Somerville VIC 3912

 3  2  4

Sold Price

\$780,000

Sold Date

23-Mar-21

Distance

0.23km



20 George Street Somerville VIC 3912

 4  2  4

Sold Price

^{RS} **\$890,000**

Sold Date

06-Apr-21

Distance

1.44km

RS = Recent sale

UN = Undisclosed Sale

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