

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

24 DEANSWOOD DRIVE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$812,500

Property type

House

Suburb

Somerville

Period-from

01 Mar 2022

to

28 Feb 2023

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

11 CLAIRMONT CLOSE SOMERVILLE VIC 3912	\$735,000	17-Mar-23
15 MONTROSE AVENUE SOMERVILLE VIC 3912	\$730,000	04-Jan-23
16 BRUCE DRIVE SOMERVILLE VIC 3912	\$749,950	15-Nov-22

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: 19 March 2023



11 CLAIRMONT CLOSE SOMERVILLE VIC 3912

3 1 2

Sold Price

^{RS}

\$735,000

Sold Date

17-Mar-23

Distance

1.82km



15 MONTROSE AVENUE SOMERVILLE VIC 3912

3 1 4

Sold Price

^{RS}

\$730,000

Sold Date

04-Jan-23

Distance

0.92km



16 BRUCE DRIVE SOMERVILLE VIC 3912

4 2 1

Sold Price

\$749,950

Sold Date

15-Nov-22

Distance

1.04km



19 STANLEY STREET SOMERVILLE VIC 3912

3 2 2

Sold Price

\$705,000

Sold Date

14-Dec-22

Distance

1.04km



17 WORWONG AVENUE SOMERVILLE VIC 3912

3 2 2

Sold Price

^{RS}

\$710,000

Sold Date

24-Feb-23

Distance

0.98km



92 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

4 1 -

Sold Price

\$730,000

Sold Date

23-Oct-22

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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Dean Ponton

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**2 ESSEX COURT SOMERVILLE VIC
3912**

Sold Price

\$712,000

Sold Date

18-Jan-23 3 1 2

Distance

1.51km**RS** = Recent sale**UN** = Undisclosed Sale

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