

## 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

2 Oakbank Place, Somerville, VIC 3912

**Indicative selling price** For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) )

\$790,000

&

\$850,000

### Median sale price

Median Price

\$812,000

Property type

House

Suburb

Somerville

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic
















### Comparable property sales

These are the 6 properties sold within 2 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

21 LADY BEVERLY CIRCUIT, SOMERVILLE 3912	 3  2  2	\$790,000	11-May-22
55 PEMBROKE DRIVE, SOMERVILLE 3912	 3  2  2	\$810,000	30-Jun-22
13 MELROSE TERRACE, SOMERVILLE 3912	 3  2  2	\$812,500	10-Aug-22
7 FAY COURT SOMERVILLE, 3912	 3  2  2	\$820,000	16-Aug-22
106 CLARENDON DRIVE, SOMERVILLE 3912	 3  2  2	\$830,000	28-Jun-22
8 CAMERON COURT, SOMERVILLE 3912	 3  2  2	\$850,000	08-Jun-22

[consumer.vic.gov.au](https://consumer.vic.gov.au)



This Statement of Information was prepared on: 02 September 2022



**21 LADY BEVERLY CIRCUIT SOMERVILLE 3912** Sold Price **\$790,000** Sold Date **11-May-22**

 3  2  2

Distance **1.21km**



**55 PEMBROKE DRIVE SOMERVILLE 3912** Sold Price **\$810,000** Sold Date **30-Jun-22**

 3  2  2

Distance **0.87km**



**13 MELROSE TERRACE SOMERVILLE 3912** Sold Price **\$812,500** Sold Date **10-Aug-22**

 3  2  2

Distance **1.42km**



**7 FAY COURT SOMERVILLE 3912** Sold Price **\$820,000** Sold Date **16-Aug-22**

 3  2  2

Distance **0.68km**



**106 CLARENDON DRV SOMERVILLE 3912** Sold Price **\$830,000** Sold Date **28-Jun-22**

 3  2  2

Distance **1.29km**



**8 CAMERON COURT SOMERVILLE 3912** Sold Price **\$850,000** Sold Date **08-Jun-22**

 3  2  2

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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