

# STATEMENT OF INFORMATION

3/2 GEORGE ST, SOMERVILLE, VIC 3912

PREPARED BY GABRIELE FRENKEL, PENINSULA PROPERTY CENTRE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**3/2 GEORGE ST, SOMERVILLE, VIC 3912**



Indicative Selling Price

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

Price Range: **\$350,000 to \$385,000**

Provided by: Gabriele Frenkel, Peninsula Property Centre

## MEDIAN SALE PRICE



**SOMERVILLE, VIC, 3912**

Suburb Median Sale Price (Unit)

**\$403,500**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**3/5 GRANT RD, SOMERVILLE, VIC 3912**



Sale Price

**Price Withheld**

Sale Date: 08/01/2018

Distance from Property: 404m



**2/1181 FRANKSTON-FLINDERS RD,**



Sale Price

**Price Withheld**

Sale Date: 21/12/2017

Distance from Property: 833m



**1/47 GUELPH ST, SOMERVILLE, VIC 3912**



Sale Price

**\*\$470,000**

Sale Date: 11/12/2017

Distance from Property: 690m



This report has been compiled on 07/02/2018 by Peninsula Property Centre. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3/2 GEORGE ST, SOMERVILLE, VIC 3912

### Indicative selling price

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

Price Range: \$350,000 to \$385,000

### Median sale price

Median price \$403,500

House

Unit

X

Suburb

SOMERVILLE

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
3/5 GRANT RD, SOMERVILLE, VIC 3912	Price Withheld	08/01/2018
2/1181 FRANKSTON-FLINDERS RD, SOMERVILLE, VIC 3912	Price Withheld	21/12/2017
1/47 GUELPH ST, SOMERVILLE, VIC 3912	*\$470,000	11/12/2017