

## 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

7/24 Bruce Drive Somerville VIC 3912

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$455,000

Property type

Unit

Suburb

Somerville

Period-from

01 Jan 2019

to

31 Dec 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

41 Cabernet Drive Somerville VIC 3912	\$510,000	28-Jun-19
8/27 Ruby Joy Drive Somerville VIC 3912	\$550,000	14-Nov-19
1/11 Dominic Mews Somerville VIC 3912	\$565,000	08-Apr-18

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: 14 January 2020



41 Cabernet Drive Somerville VIC 3912

Sold Price
\$510,000
Sold Date
28-Jun-19

3
2
2

Distance
0.49km



8/27 Ruby Joy Drive Somerville VIC 3912

Sold Price
\$550,000
Sold Date
14-Nov-19

3
2
2

Distance
1.16km



1/11 Dominic Mews Somerville VIC 3912

Sold Price
\$565,000
Sold Date
08-Apr-18

3
2
2

Distance
0.85km

RS = Recent sale      UN = Undisclosed Sale

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