

## 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 TREEHAVEN PLACE, SOMERVILLE, VIC 3912

### Indicative selling price

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

\$790,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

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 five 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

21 Woodlands Drive, Somerville	Land approx.857sqm	 4  2  2	\$820,000	15-Jan-21
7 Park Lane, Somerville	Land approx.550sqm	 5  2  2	\$830,000	07-May-21
40 Clarendon Drive, Somerville	Land approx.648sqm	 4  2  2	\$835,000	25-May-21
142 Clarendon Drive, Somerville	Land approx.722sqm	 4  2  2	\$845,000	03-Mar-21
135 Clarendon Drive, Somerville	Land approx.830sqm	 3  2  2	\$856,000	27-Apr-21

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



This Statement of Information was prepared on: 13 June 2021



**21 Woodlands Drive Somerville 3912** Sold Price **\$820,000** Sold Date **15-Jan-21**  
Land size approx. 857sqm  
Distance **0.24km**

4 2 2



**7 Park Lane Somerville 3912** Sold Price **\$830,000** Sold Date **07-May-21**  
Land size approx. 550sqm  
Distance **2.17km**

5 2 2



**40 Clarendon Drive Somerville 3912** Sold Price **\$835,000<sup>UN</sup>** Sold Date **25-May-21**  
Land size approx. 648sqm  
Distance **0.19km**

4 2 2



**142 Clarendon Drive Somerville 3912** Sold Price **\$845,000** Sold Date **03-Mar-21**  
Land size approx. 722sqm  
Distance **1.08km**

4 2 2



**135 Clarendon Drive Somerville 3912** Sold Price **\$856,000** Sold Date **27-Apr-21**  
Land size approx. 830sqm  
Distance **1.09km**

3 2 2

RS = Recent sale UN = Undisclosed Sale

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