

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

3/1115 Frankston-Flinders Road 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

\$450,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,000

Property type

Unit

Suburb

Somerville

Period-from

01 Apr 2020

to

31 Mar 2021

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

2/51 Guelph Street Somerville VIC 3912	\$470,000	02-Mar-21
7/1181 Frankston-Flinders Road Somerville VIC 3912	\$470,000	20-Feb-21
2/10 Raymond Street Somerville VIC 3912	\$480,000	08-Apr-21

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.~~

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2/51 Guelph Street Somerville VIC 3912

Sold Price

^{RS} **\$470,000**

Sold Date

02-Mar-21

2 1 2

Distance

0.44km



7/1181 Frankston-Flinders Road Somerville VIC 3912

Sold Price

\$470,000

Sold Date

20-Feb-21

2 1 1

Distance

0.65km



2/10 Raymond Street Somerville VIC 3912

Sold Price

^{RS} **\$480,000** ^{UN}

Sold Date

08-Apr-21

2 1 1

Distance

0.7km



4/8 Raymond Street Somerville VIC 3912

Sold Price

^{RS} **\$450,000** ^{UN}

Sold Date

26-Feb-21

2 1 1

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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