

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

3/49 GUELPH STREET 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,750

Property type

Unit

Suburb

Somerville

Period-from

01 Mar 2022

to

28 Feb 2023

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

1/21 RAYMOND STREET SOMERVILLE VIC 3912	\$550,000	18-Oct-22
7/1170 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	\$552,000	20-Feb-23
9/24 BRUCE DRIVE SOMERVILLE VIC 3912	\$625,000	14-Oct-22

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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**1/21 RAYMOND STREET
SOMERVILLE VIC 3912**

3 1 2

Sold Price **\$550,000** Sold Date **18-Oct-22**

Distance **0.79km**



**7/1170 FRANKSTON-FLINDERS
ROAD SOMERVILLE VIC 3912**

3 1 1

Sold Price ^{RS} **\$552,000** Sold Date **20-Feb-23**

Distance **0.82km**



**9/24 BRUCE DRIVE SOMERVILLE
VIC 3912**

3 1 2

Sold Price **\$625,000** Sold Date **14-Oct-22**

Distance **1.1km**

RS = Recent sale

UN = Undisclosed Sale

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