

## 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

11/20 Austin Road 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

\$460,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$462,000

Property type

Unit

Suburb

Somerville

Period-from

01 Dec 2019

to

30 Nov 2020

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

43 Norfolk Pine Circuit Somerville VIC 3912	\$506,000	01-Jul-20
2 Lenlucy Place Somerville VIC 3912	\$480,000	30-Oct-20
9/29 Eramosa Road East Somerville VIC 3912	\$487,000	07-Oct-20

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: 23 December 2020

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## 43 Norfolk Pine Circuit Somerville VIC 3912

Sold Price **\$506,000** Sold Date **01-Jul-20**

2 1 1

Distance **0.26km**



## 2 Lenlucy Place Somerville VIC 3912

Sold Price <sup>RS</sup> **\$480,000** Sold Date **30-Oct-20**

2 2 1

Distance **1.23km**



## 9/29 Eramosa Road East Somerville VIC 3912

Sold Price **\$487,000** Sold Date **07-Oct-20**

2 1 2

Distance **1.33km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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