

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 Radnor Rise 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

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

1 Carrup Place Somerville VIC 3912	\$1,250,000	08-Aug-20
48 Wellington Road Tyabb VIC 3913	\$1,300,000	14-Oct-20
80 Grant Road Somerville VIC 3912	\$1,365,000	26-Jun-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: 17 December 2020



1 Carrup Place Somerville VIC 3912 Sold Price **\$1,250,000** Sold Date **08-Aug-20**

 4  2  2

Distance **0.86km**



48 Wellington Road Tyabb VIC 3913 Sold Price **\$1,300,000** Sold Date **14-Oct-20**

 4  2  4

Distance **2.39km**



80 Grant Road Somerville VIC 3912 Sold Price **\$1,365,000** Sold Date **26-Jun-20**

 4  2  7

Distance **3.15km**



80 Lower Somerville Road Baxter VIC 3911 Sold Price **\$1,060,000** Sold Date **08-Jun-20**

 3  2  8

Distance **4.32km**

RS = Recent sale UN = Undisclosed Sale

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