

## 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

33 Cabernet Drive 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

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Somerville

Period-from

01 Nov 2020

to

31 Oct 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

2/26A Austin Road Somerville VIC 3912	\$660,000	16-Sep-21
2 Cabernet Drive Somerville VIC 3912	\$650,000	17-May-21
31 Cabernet Drive Somerville VIC 3912	\$665,000	18-Jun-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.~~

This Statement of Information was prepared on: 04 November 2021

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**2/26A Austin Road Somerville VIC 3912**

Sold Price

<sup>RS</sup> **\$660,000**

Sold Date

**16-Sep-21**

 3

 2

 2

Distance

**0.17km**



**2 Cabernet Drive Somerville VIC 3912**

Sold Price

**\$650,000**

Sold Date

**17-May-21**

 3

 2

 2

Distance

**0.11km**



**31 Cabernet Drive Somerville VIC 3912**

Sold Price

**\$665,000**

Sold Date

**18-Jun-21**

 3

 2

 2

Distance

**0.01km**



**7 Norfolk Pine Circuit Somerville VIC 3912**

Sold Price

<sup>RS</sup> **\$746,000**

Sold Date

**15-Oct-21**

 3

 2

 2

Distance

**0.09km**



**21 Norfolk Pine Circuit Somerville VIC 3912**

Sold Price

**\$667,000**

Sold Date

**31-May-21**

 3

 2

 2

Distance

**0.1km**



**39 Norfolk Pine Circuit Somerville VIC 3912**

Sold Price

**\$676,500**

Sold Date

**27-May-21**

 3

 2

 2

Distance

**0.16km**

RS = Recent sale

UN = Undisclosed Sale

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