

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

2/1154 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)

between \$450,000 & \$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$465,000

Property type UNIT

Suburb SOMERVILLE

Period-from 01 Feb 2019

to 31 Jan 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

44 Holmes Lane Somerville VIC 3912	\$472,500	04-Sep-19
4/29 Eramosa Road East Somerville VIC 3912	\$487,500	23-Aug-19
7 Woodside Close Somerville VIC 3912	\$495,000	16-Oct-19

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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44 Holmes Lane Somerville VIC 3912

Sold Price

\$472,500

Sold Date

04-Sep-19

3

1

1

Distance

0.63km



4/29 Eramosa Road East Somerville VIC 3912

Sold Price

\$487,500

Sold Date

23-Aug-19

3

1

1

Distance

0.52km



7 Woodside Close Somerville VIC 3912

Sold Price

\$495,000

Sold Date

16-Oct-19

3

1

1

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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