

## 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

1/27 Ruby Joy 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)

Range Between

\$595,000.00

&

\$650,000.00

### Median Sale Price

Median price

\$460,000.00

Property Type

Units

Suburb

Somerville

Period-from

28 Nov 2019

to

28 Nov 2020

Source

RPData CoreLogic BSG3

### Comparable Property Sales

**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 |
|--|--------------|--------------|
| 4/1164 Frankston-Flinders Road Somerville Vic 3912 | \$610,000.00 | 15-Jul-2020  |
| 35 Norfolk Pine Circuit Somerville Vic 3912        | \$600,000.00 | 22-Oct-2020  |
| -  | -            | -            |

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 six months.

This Statement of Information was prepared on: 28-Nov-2020