

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 SWAMP GUM PLACE, SOMERVILLE, 3912

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$930,000

&

\$990,000

Median sale price

Median Price

\$798,000

Property type

House

Suburb

Somerville

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

Comparable property sales

These are the 6 properties sold within 3 kilometres of the property for sale in the last 8 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 TREEHAVEN PLACE SOMERVILLE 3912	 3  2  2	\$935,000	25-Mar-23
20 ROBERT STREET SOMERVILLE 3912	 4  2  2	\$955,000	14-Feb-23
3 GOMMS ROAD SOMERVILLE 3912	 3  2  4	\$988,000	20-Jan-23
6 BLACKWOOD RISE, SOMERVILLE 3912	 4  2  2	\$990,000	24-Mar-23
15 PETALNINA CLOSE SOMERVILLE 3912	 4  2  2	\$995,000	11-Jun-23
3 DEBORAH COURT SOMERVILLE 3912	 4  2  2	\$1,000,000	11-Jul-23



**2 TREEHAVEN PLACE
SOMERVILLE 3912**

3 2 2

Sold Price **\$935,000** Sold Date **25-Mar-23**

Distance **0.09km**



**20 ROBERT STREET
SOMERVILLE 3912**

4 2 2

Sold Price **\$955,000** Sold Date **14-Feb-23**

Distance **1.95km**



**3 GOMMS ROAD
SOMERVILLE 3912**

3 2 4

Sold Price **\$988,000** Sold Date **20-Jan-23**

Distance **0.64km**



**6 BLACKWOOD RISE
SOMERVILLE 3912**

4 2 2

Sold Price **\$990,000** Sold Date **24-Mar-23**

Distance **2.65km**



**15 PETALNINA CLOSE
SOMERVILLE 3912**

4 2 2

Sold Price **\$995,000** Sold Date **11-Jun-23**

ONEAGENCY
PENINSULA

Distance **2.82km**



**3 DEBORAH COURT SOMERVILLE
VIC 3912**

4 2 2

Sold Price ^{RS} **\$1,000,000** ^{UN} Sold Date **11-Jul-23**

ONEAGENCY
PENINSULA

Distance **0.85km**

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

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