

## 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

4A Station Street 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

\$680,000.00

&

\$730,000.00

### Median Sale Price

Median price

\$645,000.00

Property Type

Houses

Suburb

Somerville

Period-from

13 Mar 2020

to

13 Mar 2021

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 |
|--|--------------|--------------|
| 1/27 Ruby Joy Drive Somerville Vic 3912            | \$670,000.00 | 12-Mar-2021  |
| 1/1164 Frankston-Flinders Road Somerville Vic 3912 | \$663,000.00 | 07-Jul-2020  |
| 26A Deanswood Drive Somerville Vic 3912            | \$735,500.00 | 10-Mar-2021  |

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: 13-Mar-2021