

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

5/2 WORWONG AVENUE SOMERVILLE VIC 3912

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

Single Price

\$415,000

Median sale price

Median Price

\$575,000

Property type

Unit

Suburb

Somerville

Period-from

01 Jan 2023

to

31 Dec 2023

Source

Corelogic

Comparable property sales

These are 3 properties sold in the same complex over the past 14 months that the estate agent considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1/2 WORWONG AVENUE SOMERVILLE VIC 3912	\$400,000	09-May-23
2/2 WORWONG AVENUE SOMERVILLE VIC 3912	\$405,000	26-Aug-23
4/2 WORWONG AVENUE SOMERVILLE VIC 3912	\$412,000	10-Nov-22



1/2 WORWONG AVENUE
SOMERVILLE VIC 3912

2 1 1

Sold Price \$400,000 Sold Date 09-May-23

Distance 0.02km



2/2 WORWONG AVENUE
SOMERVILLE VIC 3912

2 1 1

Sold Price \$405,000 Sold Date 26-Aug-23

Distance 0.01km



4/2 WORWONG AVENUE
SOMERVILLE VIC 3912

2 1 1

Sold Price \$412,000 Sold Date 10-Nov-22

Distance 0.01km

RS = Recent sale UN = Undisclosed Sale

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