

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 SEACOMBE GROVE 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)

Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,667,500

Property type

Land

Suburb

Somerville

Period-from

01 Nov 2021

to

31 Oct 2022

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

32 SEACOMBE GROVE SOMERVILLE VIC 3912	\$735,000	09-Sep-22
11/27 RUBY JOY DRIVE SOMERVILLE VIC 3912	\$700,000	15-Sep-22
20 SEACOMBE GROVE SOMERVILLE VIC 3912	\$730,000	13-Aug-22

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.

This Statement of Information was prepared on: 19 November 2022



**32 SEACOMBE GROVE
SOMERVILLE VIC 3912**

 4  -  -

Sold Price **\$735,000** Sold Date **09-Sep-22**

Distance **0.2km**



**11/27 RUBY JOY DRIVE
SOMERVILLE VIC 3912**

 3  2  2

Sold Price **\$700,000** Sold Date **15-Sep-22**

Distance **0.62km**



**20 SEACOMBE GROVE
SOMERVILLE VIC 3912**

 4  2  2

Sold Price **\$730,000** Sold Date **13-Aug-22**

Distance **0.12km**

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

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