

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

2/24 ERAMOSA ROAD WEST 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$607,500

Property type

Unit

Suburb

Somerville

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/51 GUELPH STREET SOMERVILLE VIC 3912	\$523,000	09-Jul-24
18/42 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$560,000	22-Jul-24
2B WORWONG AVENUE SOMERVILLE VIC 3912	\$610,000	21-Jun-24

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: 11 February 2025



2/51 GUELPH STREET SOMERVILLE VIC 3912

Sold Price **\$523,000** Sold Date **09-Jul-24**

 2  1  1

Distance **0.84km**

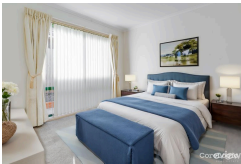


18/42 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

Sold Price **\$560,000** Sold Date **22-Jul-24**

 2  1  1

Distance **0.74km**



2B WORWONG AVENUE SOMERVILLE VIC 3912

Sold Price **\$610,000** Sold Date **21-Jun-24**

 2  1  1

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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