

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

3 GOMMS ROAD 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,000

Property type

House

Suburb

Somerville

Period-from

01 Oct 2021

to

30 Sep 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

6 PAMELA COURT SOMERVILLE VIC 3912	\$1,050,000	07-Oct-22
7 THE HEIGHTS SOMERVILLE VIC 3912	\$1,040,000	06-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: 26 October 2022



6 PAMELA COURT SOMERVILLE VIC 3912

 4  2  6

Sold Price ^{RS} **\$1,050,000** Sold Date **07-Oct-22**

Distance **0.38km**



7 THE HEIGHTS SOMERVILLE VIC 3912

 3  2  2

Sold Price **\$1,040,000** Sold Date **06-Aug-22**

Distance **1.68km**

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

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