

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

15 PARK LANE, 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)

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Somerville

Period-from

01 Dec 2018

to

30 Nov 2019

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

12 Norfolk Close Somerville VIC 3912	- Land size approx. 554m2	\$572,500	14-Nov-19
11 Woodside Close Somerville VIC 3912	- Land size approx. 440m2	\$570,000	14-Aug-19
8 Clairmont Close Somerville VIC 3912	- Land size approx. 556m2	\$557,000	16-Sep-19

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: 04 December 2019



12 Norfolk Close Somerville VIC 3912

3 1 1

Land size approx. 554m2

Sold Price

RS

\$572,500

Sold Date

14-Nov-19

Distance

1.45km



11 Woodside Close Somerville VIC 3912

3 2 2

Land size approx. 440m2

Sold Price

\$570,000

Sold Date

14-Aug-19

Distance

0.7km



8 Clairmont Close Somerville VIC 3912

3 2 2

Land size approx 556m2

Sold Price

RS

\$557,000

Sold Date

16-Sep-19

Distance

1.49km

RS = Recent sale

UN = Undisclosed Sale

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