

Statement of Information Single residential property located in the Melbourne metropolitan area

Property offe	ered for sale		Section 47AF of the Estate Agents Act 198					
Address - Suburb and Postcode 51 PEMBROKE DRIVE, SOMERVILLE, VIC 3912								3912
Indicative sell	i ng price For the mea	aning of this price s	of this price see consumer.vic.gov.au/underquoting				8	\$1,050,000
Median Price	\$820,000	Period-from	01 Nov 2023	to	31 Oct 2024	Source		Corelogic

Comparable property sales

These are the 6 properties sold within 2 kilometers of the property for sale in the last 8 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

4 BRUNNING COURT SOMERVILLE 3912	Sold Price	\$960,000	Sold Date Distance	08-Aug-24 0.57km
22 GEORGE STREET SOMERVILLE 3912 $\implies 3 \implies 2 \implies 6$ Land size approx. 770sqm	Sold Price	\$970,000	Sold Date Distance	02-May-24 0.78km
14 MITCH COURT SOMERVILLE 3912 $\blacksquare 4 \ 2 \ \bigcirc 2$ Land size approx. 573sqm	Sold Price	\$1,011,000	Sold Date Distance	25-Aug-24 0.85km
99 ERAMOSA ROAD EAST SOMERVILLE 3912	Sold Price	\$1,015,000	Sold Date Distance	01-Oct-07 1.96km
13 SWAMP GUM PLACE SOMERVILLE 3912□ 4□ 2□ 3Land size approx.748sqm	Sold Price	\$1,100,000	Sold Date Distance	22-Jul-24 0.84km
2 JULIAN COURT SOMERVILLE 3912 $\implies 4 \implies 2 \implies 2$ Land size approx. 554sqm	Sold Price	\$1,100,000	Sold Date	29-Jul-24 1.66km

consumer.vic.gov.au

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