

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

94 Guelph Street 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

\$620,000

Property type

Land

Suburb

Somerville

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five 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

26 Vista Court Somerville VIC 3912	\$1,132,000	12-Mar-19
58 Newton Avenue Langwarrin South VIC 3911	\$1,100,000	17-May-19
475 Robinsons Road Langwarrin VIC 3910	\$1,015,000	10-Jun-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: 15 September 2019

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26 Vista Court Somerville VIC 3912 Sold Price **\$1,132,000** Sold Date **12-Mar-19**

4 2 2

Distance **3.14km**



58 Newton Avenue Langwarrin South VIC 3911

Sold Price ^{RS} **\$1,100,000** ^{UN} Sold Date **17-May-19**

4 3 2

Distance **3.49km**



475 Robinsons Road Langwarrin VIC 3910

Sold Price ^{RS} **\$1,015,000** Sold Date **10-Jun-19**

4 2 3

Distance **4.65km**

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

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