

## 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

6/78 Eramosa Road East, Somerville 3912 \*LAND 510m2

**Indicative selling price** For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

\$620,000

&

\$670,000

### Median sale price

Median Price

\$542,500

Property type

Unit

Suburb

Somerville

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

### Comparable property sales

These are the 4 properties sold within 2 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
1 TODD GROVE, SOMERVILLE 3912	*LAND 383m2	\$622,500	12-May-22
9 STATION STREET, SOMERVILLE 3912	*LAND 335m2	\$685,000	17-Jun-22
31 NORFOLK PINE CIRCUIT, SOMERVILLE 3912	*LAND 301m2	\$680,000	18-Feb-22
1/72 ERAMOSA ROAD EAST, SOMERVILLE 3912	*LAND 312m2	\$695,000	29-Apr-22

[consumer.vic.gov.au](https://consumer.vic.gov.au)



This Statement of Information was prepared on: 11 August 2022

\*indicates approximates only



## 1 TODD GROVE SOMERVILLE VIC

Sold Price **\$622,500** Sold Date **12-May-22**

3 1 1

Distance **0.32km**



## 31 NORFOLK PINE CIRCUIT SOMERVILLE 3912

Sold Price **\$680,000** Sold Date **18-Feb-22**

3 2 2

Distance **1.77km**



## 9 STATION STREET SOMERVILLE 3912

Sold Price <sup>RS</sup> **\$685,000** Sold Date **17-Jun-22**

3 2 2

Distance **0.91km**



## 1/72 ERAMOSA RD WEST SOMERVILLE 3912

Sold Price **\$695,000** Sold Date **29-Apr-22**

3 2 2

Distance **1.57km**

RS = Recent sale UN = Undisclosed Sale

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