

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

1/11 Raymond 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

\$760,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Somerville

Period-from

01 Oct 2020

to

30 Sep 2021

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

43A Clarinda Street Somerville VIC 3912	\$775,000	01-Aug-21
20 Seacombe Grove Somerville VIC 3912	\$786,000	30-Jul-21
54 Holmes Lane Somerville VIC 3912	\$800,000	07-Jul-21

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: 19 October 2021



43A Clarinda Street Somerville VIC 3912

Sold Price

\$775,000

Sold Date

01-Aug-21

2

2

2

Distance

0.59km



20 Seacombe Grove Somerville VIC 3912

Sold Price

\$786,000

Sold Date

30-Jul-21

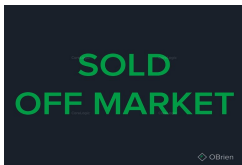
4

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Distance

0.66km



54 Holmes Lane Somerville VIC 3912

Sold Price

\$800,000

Sold Date

07-Jul-21

3

2

2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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