

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

30 Alan George Terrace 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$726,250

Property type

House

Suburb

Somerville

Period-from

01 Sep 2020

to

31 Aug 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

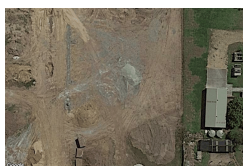
Date of sale

41 Alan George Terrace Somerville VIC 3912	\$932,000	12-Jun-21
41 Stanley Street Somerville VIC 3912	\$932,000	15-Jun-21
2 Petalnina Close Somerville VIC 3912	\$952,000	05-Apr-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: 20 September 2021



41 Alan George Terrace Somerville VIC 3912

4 2 2

Sold Price

\$932,000

Sold Date

12-Jun-21

Distance

0.06km



41 Stanley Street Somerville VIC 3912

4 2 3

Sold Price

Sold Date

15-Jun-21

Distance

0.21km



2 Petalnina Close Somerville VIC 3912

4 2 2

Sold Price

\$952,000

Sold Date

05-Apr-21

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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