

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

9/42 Eramosa Road East 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,500

Property type

Unit

Suburb

Somerville

Period-from

01 Mar 2020

to

28 Feb 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

20/42 Eramosa Road East Somerville VIC 3912	\$405,000	03-Dec-20
4/25 Guelph Street Somerville VIC 3912	\$429,000	21-Jan-21
9/29 Eramosa Road East Somerville VIC 3912	\$487,000	07-Oct-20

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: 30 March 2021

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**20/42 Eramosa Road East
Somerville VIC 3912**

 2  1  1

Sold Price

\$405,000

Sold Date **03-Dec-20**

Distance **0.03km**



**4/25 Guelph Street Somerville VIC
3912**

 2  1  1

Sold Price

\$429,000

Sold Date **21-Jan-21**

Distance **0.13km**



**9/29 Eramosa Road East Somerville
VIC 3912**

 2  1  2

Sold Price

\$487,000

Sold Date **07-Oct-20**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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