

## 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 Bruce Drive Somerville VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$950,000

&

\$1,045,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$706,500

Property type

House

Suburb

Somerville

Period-from

01 Aug 2020

to

31 Jul 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

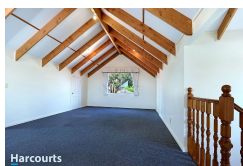
Date of sale

28 Sweet Wattle Place Somerville VIC 3912	\$955,000	27-Mar-21
27 Forest Drive Somerville VIC 3912	\$1,050,000	25-May-21
9 Leonina Court Somerville VIC 3912	\$1,050,000	23-Jun-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: 11 August 2021



## 28 Sweet Wattle Place Somerville VIC 3912

Sold Price

**\$955,000**

Sold Date

**27-Mar-21**

4 3 2

Distance

**1.14km**



## 27 Forest Drive Somerville VIC 3912

Sold Price

<sup>RS</sup> **\$1,050,000**

Sold Date

**25-May-21**

4 2 2

Distance

**0.24km**



## 9 Leonina Court Somerville VIC 3912

Sold Price

Sold Date

**23-Jun-21**

4 2 2

Distance

**0.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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