

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

116 BUNGOWER ROAD, SOMERVILLE, VIC 3912 - LAND SIZE 5001sqm

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$950,000

&

\$1,040,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,342,500

Property type

House/Acerage

Suburb

Somerville

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

Comparable property sales

These are the four properties sold within ten kilometres of the property for sale in the last 9 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
30 Pearcedale Road, Pearcedale 3912	 2  2  2	\$940,000	07-May-21
860 North Road, Pearcedale 3912	 4  1  2	\$1,075,000	26-Nov-20
1 Clifford Drive, Tyabb 3913	 3  2  2	\$1,100,000	20-Oct-20
12 Margaret Close, Somerville 3912	 3  1  2	\$1,160,000	18-Jan-21

consumer.vic.gov.au



This Statement of Information was prepared on: 11 July 2021


30 Pearcedale Road Pearcedale 3912

Sold Price

\$940,000

Sold Date

07-May-21

2

2

2

Distance

5.83km

860 North Road Pearcedale 3912

Sold Price

\$1,075,000

Sold Date

26-Nov-20

4

1

2

Distance

10.14km

1 Clifford Drive Tyabb 3913

Sold Price

\$1,100,000

Sold Date

20-Oct-20

3

2

2

Distance

3.91km

12 Margaret Close Somerville 3912

Sold Price

\$1,160,000

Sold Date

18-Jan-21

3

1

2

Distance

2.48km
RS = Recent sale

UN = Undisclosed Sale

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