

## 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

18 CALLUM AVENUE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Somerville

Period-from

01 Jan 2024

to

31 Dec 2024

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

5 WYLDWOOD CLOSE SOMERVILLE VIC 3912	\$1,185,000	24-Aug-24
13 SWAMP GUM PLACE SOMERVILLE VIC 3912	\$1,100,000	25-Jul-24

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.

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**5 WYLDWOOD CLOSE  
SOMERVILLE VIC 3912**

3 2 2

Sold Price **\$1,185,000** Sold Date **24-Aug-24**

Distance **1.49km**



**13 SWAMP GUM PLACE  
SOMERVILLE VIC 3912**

4 2 3

Sold Price **\$1,100,000** Sold Date **25-Jul-24**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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