

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

3/5 Grant Road 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Somerville

Period-from

01 Mar 2021

to

28 Feb 2022

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

10/27 Ruby Joy Drive Somerville VIC 3912	\$580,000	06-Oct-21
2/47 Robert Street Somerville VIC 3912	\$533,000	12-Dec-21
4/32 Clarendon Drive Somerville VIC 3912	\$540,000	13-Oct-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: 03 March 2022



10/27 Ruby Joy Drive Somerville VIC 3912

2 1 1

Sold Price **\$580,000** Sold Date **06-Oct-21**

Distance **1.16km**



2/47 Robert Street Somerville VIC 3912

2 1 1

Sold Price ^{RS} **\$533,000** Sold Date **12-Dec-21**

Distance **1.16km**



4/32 Clarendon Drive Somerville VIC 3912

2 1 1

Sold Price **\$540,000** Sold Date **13-Oct-21**

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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