

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

41 Wiltshire Drive, Somerville 3912 - Land size 651sqm

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

\$680,000

&

\$710,000

Median sale price

Median Price

\$800,000

Property type

House

Suburb

Somerville

Period-from

01 May 2022

to

30 Apr 2023

Source

Corelogic

Comparable property sales

These are the 5 properties sold within two kilometres of the property for sale in the last 5 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

24 Deanswood Drive, Somerville 3912	*Land size 540sqm	\$695,000	24-Mar-23
17 Worwong Avenue, Somerville 3912	*Land size 614sqm	\$710,000	24-Feb-23
10 Durham Court, Somerville 3912	*Land size 775sqm	\$735,000	08-Feb-23
11 Clairmont Close, Somerville 3912	*Land size 550sqm	\$735,000	17-Mar-23
30 Wiltshire Drive, Somerville 3912	*Land size 560sqm	\$750,000	28-Mar-23

consumer.vic.gov.au



* Indicates approximates only

This Statement of Information was prepared on: 6th June 2023



24 DEANSWOOD DRIVE SOMERVILLE VIC 3912

3 2 4

Sold Price **\$695,000** Sold Date **24-Mar-23**
ONEAGENCY PENINSULA
Distance **2.1km**



17 WORWONG AVENUE SOMERVILLE VIC 3912

3 2 2

Sold Price **\$710,000** Sold Date **24-Feb-23**
ONEAGENCY PENINSULA
Distance **1.13km**



10 DURHAM COURT SOMERVILLE VIC 3912

3 1 3

Sold Price **\$735,000** Sold Date **08-Feb-23**
ONEAGENCY PENINSULA
Distance **0.41km**



11 CLAIRMONT CLOSE SOMERVILLE VIC 3912

3 1 2

Sold Price **\$735,000** Sold Date **17-Mar-23**
ONEAGENCY PENINSULA
Distance **0.77km**



30 WILTSHIRE DRIVE SOMERVILLE VIC 3912

3 2 2

Sold Price **\$750,000** Sold Date **28-Mar-23**
Distance **0.11km**

RS = Recent sale UN = Undisclosed Sale

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