

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

1/25 Station Street 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

\$550,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$658,500

Property type

House

Suburb

Somerville

Period-from

01 Apr 2020

to

31 Mar 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

1/27 Clarinda Street Somerville VIC 3912	\$540,000	18-Dec-20
4/29 Clarinda Street Somerville VIC 3912	\$520,000	02-Feb-21
12 Westminster Court Somerville VIC 3912	\$625,000	13-Jan-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.~~

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1/27 Clarinda Street Somerville VIC 3912 Sold Price **\$540,000** Sold Date **18-Dec-20**

3 2 1

Distance **0.25km**



4/29 Clarinda Street Somerville VIC 3912 Sold Price **\$520,000** Sold Date **02-Feb-21**

2 1 1

Distance **0.25km**



12 Westminster Court Somerville VIC 3912 Sold Price **\$625,000** Sold Date **13-Jan-21**

2 2 2

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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