

## 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

**66 CLARENDON DRIVE, SOMERVILLE, VIC 3912**

Land size approximately 655sqm

### 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)

or range  
between

**\$630,000**

&

**\$670,000**

### Median sale price

(\*Delete house or unit as applicable)

Median Price

**\$658,000**

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 five properties sold within one kilometre 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

77 Clarendon Drive Somerville 3912	Land size 654sqm	3 1 2	\$636,150	10-Nov-20
80 Pembroke Drive Somerville 3912	Land size 665sqm	3 1 2	\$640,000	13-Nov-20
6 Rex Court Somerville 3912	Land size 657sqm	3 1 2	\$647,500	16-Dec-20
59 Clarendon Drive Somerville 3912	Land size 654sqm	3 1 2	\$656,000	06-Dec-20
24 Clarendon Drive Somerville 3912	Land size 817sqm	3 1 2	\$660,000	05-Dec-20

\*all land sizes are approximates only

[consumer.vic.gov.au](http://consumer.vic.gov.au)



This Statement of Information was prepared on: 19 April 2021



**77 Clarendon Drive Somerville 3912**

Sold Price **\$636,150** Sold Date **10-Nov-20**

3 1 2

Distance **0.2km**



**80 Pembroke Drive Somerville 3912**

Sold Price **\$640,000** Sold Date **13-Nov-20**

3 1 2

Distance **0.72km**



**6 Rex Court Somerville 3912**

Sold Price **\$647,500** Sold Date **16-Dec-20**

3 1 2

Distance **0.25km**



**59 Clarendon Drive Somerville 3912**

Sold Price **\$656,000** Sold Date **06-Dec-20**

3 1 2

Distance **0.06km**



**24 Clarendon Drive Somerville 3912**

Sold Price **\$660,000** Sold Date **05-Dec-20**

3 1 2

Distance **0.42km**

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

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