

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

11/42 ERAMOSA ROAD EAST, SOMERVILLE, VIC 3912

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

\$540,000

&

\$580,000

Median sale price

Median Price

\$500,000

Property type

Unit

Suburb

Somerville

Period-from

01 Oct 2020

to


30 Sep 2021

Source

Corelogic

Comparable property sales





















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
5/23 Guelph Street Somerville VIC 3912	 3	 1	\$540,000	18-Aug-21
1 Norfolk Pine Circuit Somerville VIC 3912	 2	 2	\$585,000	02-Aug-21
1/93 Warrandyte Road Langwarrin VIC 3910	 3	 1	\$570,000	25-Aug-21
3/25 Athol Court, Langwarrin VIC 3910	 3	 1	\$580,500	04-Aug-21
7/85 Warrandyte Road Langwarrin VIC 3910	 2	 1	\$600,000	10-Jul-21

consumer.vic.gov.au



This Statement of Information was prepared on: 12 October 2021

	5/23 Guelph Street Somerville 3912	Sold Price	\$540,000	Sold Date	18-Aug-21	
	 3  1 			Distance	0.16km	
	1 Norfolk Pine Circuit Somerville 3912	Sold Price	\$585,000	Sold Date	02-Aug-21	
	 2  2 			Distance	1.47km	
	1/93 Warrandyte Road Langwarrin 3910	Sold Price	\$570,000	Sold Date	25-Aug-21	
	 3  1 			Distance	7.04km	
	3/25 Athol Court Langwarrin 3910	Sold Price	\$580,500	Sold Date	04-Aug-21	
	 3  1 			Distance	7.42km	
	7/85 Warrandyte Road Langwarrin 3910	Sold Price	\$600,000	Sold Date	10-Jul-21	
	 2  1 			Distance	7.09km	

RS = Recent sale UN = Undisclosed Sale

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