

## 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

2 TADOR DRIVE SOMERVILLE VIC 3912

### 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)

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

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

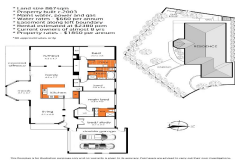
Date of sale

3 SOLWOOD COURT SOMERVILLE VIC 3912	\$1,000,000	10-Jan-22
6 NINALEE WAY SOMERVILLE VIC 3912	\$1,040,000	23-Feb-22
11 CALLUM AVENUE SOMERVILLE VIC 3912	\$1,200,000	25-Sep-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: 11 March 2022


**3 SOLWOOD COURT SOMERVILLE VIC 3912**

3 2 2

Sold Price

**\$1,000,000**

Sold Date

**10-Jan-22**

Distance

**0.1km**

**6 NINALEE WAY SOMERVILLE VIC 3912**

4 2 2

Sold Price

<sup>RS</sup> **\$1,040,000**

Sold Date

**23-Feb-22**

Distance

**0.12km**

**11 CALLUM AVENUE SOMERVILLE VIC 3912**

4 2 2

Sold Price

**\$1,200,000**

Sold Date

**25-Sep-21**

Distance

**0.37km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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