

## 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

6A CLARINDA STREET 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

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$542,500

Property type

Unit

Suburb

Somerville

Period-from

01 Jul 2021

to

30 Jun 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

|                                                    |           |           |
|----------------------------------------------------|-----------|-----------|
| 3/47 ROBERT STREET SOMERVILLE VIC 3912             | \$565,500 | 02-May-22 |
| 1/1145 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912 | \$580,000 | 25-Mar-22 |
| 7 JERRYS WAY SOMERVILLE VIC 3912                   | \$590,000 | 12-Apr-22 |

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: 16 July 2022



**3/47 ROBERT STREET  
SOMERVILLE VIC 3912**

2 1 1

Sold Price

**\$565,500**

Sold Date **02-May-22**

Distance

**0.3km**



**1/1145 FRANKSTON-FLINDERS  
ROAD SOMERVILLE VIC 3912**

2 1 1

Sold Price

**\$580,000**

Sold Date **25-Mar-22**

Distance

**0.4km**



**7 JERRYS WAY SOMERVILLE VIC  
3912**

2 2 1

Sold Price

**\$590,000**

Sold Date **12-Apr-22**

Distance

**0.9km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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