

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

51 PEMBROKE 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)

\$980,000

&

\$1,050,000

Median Price

\$820,000

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

### Comparable property sales

These are the 6 properties sold within 2 kilometers of the property for sale in the last 8 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



4 BRUNNING COURT  
SOMERVILLE 3912

5 2 2

Land size approx. 620sqm

Sold Price \$960,000 Sold Date 08-Aug-24

Distance 0.57km



22 GEORGE STREET  
SOMERVILLE 3912

3 2 6

Land size approx. 770sqm

Sold Price \$970,000 Sold Date 02-May-24

Distance 0.78km



14 MITCH COURT  
SOMERVILLE 3912

4 2 2

Land size approx. 573sqm

Sold Price \$1,011,000 Sold Date 25-Aug-24

Distance 0.85km



99 ERAMOSA ROAD EAST  
SOMERVILLE 3912

4 2 2

Land size approx. 790sqm

Sold Price \$1,015,000 Sold Date 01-Oct-07

Distance 1.96km



13 SWAMP GUM PLACE  
SOMERVILLE 3912

4 2 3

Land size approx. 748sqm

Sold Price \$1,100,000 Sold Date 22-Jul-24

Distance 0.84km



2 JULIAN COURT  
SOMERVILLE 3912

4 2 2

Land size approx. 554sqm

Sold Price \$1,100,000 Sold Date 29-Jul-24

Distance 1.66km