

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

18/42 ERAMOSA ROAD EAST, SOMERVILLE, VIC 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Somerville

Period-from

01 Jan 2019

to

31 Dec 2019

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

1/14 Clarendon Drive Somerville VIC 3912	\$412,000	20/12/2019
2/17 Raymond Street Somerville VIC 3912	\$415,000	15/01/2020
3/82 Eramosa Road East Somerville VIC 3912	\$407,500	10/12/2019

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: 22 January 2020



1/14 Clarendon Drive Somerville VIC 3912

Sold Price **\$412,000** Sold Date **20/12/2019**

2 1 1

Distance **1.8km**



2/17 Raymond Street Somerville VIC 3912

Sold Price **\$415,000** Sold Date **15/01/2020**

2 1 1

Distance **0.65km**



3/82 Eramosa Road East Somerville VIC 3912

Sold Price **\$407,500** Sold Date **10/12/2019**

2 1 1

Distance **0.41km**



1/107 Eramosa Road East Somerville VIC 3912

Sold Price **\$405,000** Sold Date **14/09/2019**

2 1 1

Distance **0.58km**



3/9 Sydney Street Somerville VIC 3912

Sold Price **\$429,950** Sold Date **28/08/2019**

2 1 1

Distance **0.8km**



2/32 Clarendon Drive Somerville VIC 3912

Sold Price **\$450,000** Sold Date **23/09/2019**

2 1 1

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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