

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

10/28 Ruby Joy Drive 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)

Single Price

or range
between

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Somerville

Period-from

01 Nov 2018

to

31 Oct 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

3 Carnaby Court Somerville VIC 3912	\$660,000	01-Sep-19
56 Bayvista Rise Somerville VIC 3912	\$650,000	09-Aug-19
1/34 Eramosa Road East Somerville VIC 3912	\$520,000	14-Oct-19

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: 23 November 2019



3 Carnaby Court Somerville VIC 3912

3 2 6

Sold Price

\$660,000

Sold Date

01-Sep-19

Distance

0.19km



56 Bayvista Rise Somerville VIC 3912

3 2 2

Sold Price

\$650,000

Sold Date

09-Aug-19

Distance

0.32km



1/34 Eramosa Road East Somerville VIC 3912

3 1 1

Sold Price

\$520,000

Sold Date

14-Oct-19

Distance

0.85km

RS = Recent sale

UN = Undisclosed Sale

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