

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

6 LENLUCY PLACE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Somerville

Period-from

01 Nov 2022

to

31 Oct 2023

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

2/16 STATION STREET SOMERVILLE VIC 3912	\$675,000	09-Aug-23
2/1 FOREST DRIVE SOMERVILLE VIC 3912	\$663,000	02-Aug-23
1/1 FOREST DRIVE SOMERVILLE VIC 3912	\$640,000	14-Aug-23

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: 10 November 2023



**2/16 STATION STREET
SOMERVILLE VIC 3912**

 3  1  2

Sold Price ^{RS} **\$675,000** ^{UN} Sold Date **09-Aug-23**

Distance **0.74km**



**2/1 FOREST DRIVE SOMERVILLE
VIC 3912**

 3  2  2

Sold Price ^{RS} **\$663,000** Sold Date **02-Aug-23**

Distance **0.78km**



**1/1 FOREST DRIVE SOMERVILLE
VIC 3912**

 3  2  2

Sold Price ^{RS} **\$640,000** Sold Date **14-Aug-23**

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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