

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

2/1156 FRANKSTON-FLINDERS ROAD 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,000

Property type

Unit

Suburb

Somerville

Period-from

01 Feb 2022

to

31 Jan 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

11/27 RUBY JOY DRIVE SOMERVILLE VIC 3912	\$700,000	15-Sep-22
4A SINCLAIR STREET SOMERVILLE VIC 3912	\$741,000	11-Nov-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: 03 February 2023

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**11/27 RUBY JOY DRIVE
SOMERVILLE VIC 3912**

 3  2  2

Sold Price

\$700,000

Sold Date

15-Sep-22

Distance

0.45km



**4A SINCLAIR STREET SOMERVILLE
VIC 3912**

 3  2  2

Sold Price

\$741,000

Sold Date

11-Nov-22

Distance

0.54km

RS = Recent sale

UN = Undisclosed Sale

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