

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

24 Pembroke Drive, Somerville 3912 *Land 971sqm

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$830,000

&

\$880,000

Median sale price

Median Price

\$815,000

Property type

House

Suburb

Somerville

Period-from

01 Jun 2021

to
















31 May 2022

Source

Corelogic

Comparable property sales

These are the 5 properties sold within 2 kilometres of the property for sale in the last 5 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
106 CLARENDON DRIVE SOMERVILLE	*757sqm	 3  2  2	\$830,000	28-Jun-22
8 CAMERON COURT SOMERVILLE	*662sqm	 3  2  2	\$850,000	08-Jun-22
21 FOREST DRIVE SOMERVILLE	*881sqm	 3  2  2	\$850,000	15-Feb-22
12 MELROSE TERRACE SOMERVILLE	*635sqm	 3  2  2	\$855,500	03-May-22
5 CONWAY COURT SOMERVILLE	*639sqm	 3  2  2	\$900,000	26-Mar-22

consumer.vic.gov.au



This Statement of Information was prepared on: 30 June 2022

* = approximates only



106 CLARENDON DRV SOMERVILLE

Sold Price **\$830,000** Sold Date **28-Jun-22**

3 2 2

Distance **0.75km**

*** Land size 757sqm**



8 CAMERON COURT SOMERVILLE

Sold Price **\$850,000^{UN}** Sold Date **08-Jun-22**

3 2 2

Distance **0.62km**

*** Land size 662sqm**



21 FOREST DRIVE SOMERVILLE

Sold Price **\$850,000** Sold Date **15-Feb-22**

3 2 2

Distance **0.84km**

*** Land size 881sqm**



12 MELROSE TERRACE SOMERVILLE

Sold Price **\$855,500** Sold Date **03-May-22**

3 2 2

Distance **1.59km**

*** Land size 635sqm**



5 CONWAY CRT SOMERVILLE

Sold Price **\$900,000** Sold Date **26-Mar-22**

3 2 2

Distance **0.18km**

*** Land size 939sqm**

RS = Recent sale UN = Undisclosed Sale * = approximates only

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