

## 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

1/1170 Frankston-Flinders Road, Somerville 3912

**Indicative selling price** For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

\$495,000

&

\$525,000

### Median sale price

Median Price

\$495,000

Property type

Unit

Suburb

Somerville

Period-from

01 Aug 2020

to

31 Jul 2021

Source

Corelogic




### Comparable property sales

These are the **three** properties sold within **one 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

2/13 Clarinda Street, Somerville 3912	 2  1  1	\$495,000	12-Jul-21
1/33 Guelph Street, Somerville 3912	 2  1  1	\$500,000	23-Apr-21
12/42 Eramosa Road East, Somerville 3912	 2  1  1	\$500,000	01-May-21

[consumer.vic.gov.au](https://consumer.vic.gov.au)



This Statement of Information was prepared on: 3 September 2021



**2/13 Clarinda Street Somerville 3912**

Sold Price **\$495,000** Sold Date **12-Jul-21**

2 1 1

Distance **0.29km**



**1/33 Guelph Street Somerville 3912**

Sold Price **\$500,000** Sold Date **23-Apr-21**

2 1 1

Distance **0.79km**



**12/42 Eramosa Rd East Somerville 3912**

Sold Price **\$500,000** Sold Date **01-May-21**

2 1 1

Distance **0.71km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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