

## 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 MAJESTIC DRIVE SOMERVILLE VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Somerville

Period-from

01 Aug 2023

to

31 Jul 2024

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

6 WORWONG AVENUE SOMERVILLE VIC 3912	\$691,000	17-Feb-24
47 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$670,000	17-Jun-23
6 WOODSIDE CLOSE SOMERVILLE VIC 3912	\$677,000	28-Mar-24

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 August 2024



**6 WORWONG AVENUE  
SOMERVILLE VIC 3912**

 3  2  1

Sold Price

**\$691,000**

Sold Date

**17-Feb-24**

Distance

**0.88km**



**47 ERAMOSA ROAD EAST  
SOMERVILLE VIC 3912**

 3  1  1

Sold Price

**\$670,000**

Sold Date

**17-Jun-23**

Distance

**0.17km**



**6 WOODSIDE CLOSE SOMERVILLE  
VIC 3912**

 2  1  1

Sold Price

**\$677,000**

Sold Date

**28-Mar-24**

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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