

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

2/5 GRANT 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Somerville

Period-from

01 Sep 2023

to

31 Aug 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

2/51 GUELPH STREET SOMERVILLE VIC 3912	\$523,000	09-Jul-24
7/1181 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	\$518,000	21-Mar-24
2/57 STATION STREET SOMERVILLE VIC 3912	\$580,000	10-Aug-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: 04 September 2024



2/51 GUELPH STREET SOMERVILLE VIC 3912 Sold Price ^{RS} **\$523,000** Sold Date **09-Jul-24**

2 1 1

Distance **0.45km**



7/1181 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912 Sold Price **\$518,000** Sold Date **21-Mar-24**

2 1 1

Distance **1.02km**



2/57 STATION STREET SOMERVILLE VIC 3912 Sold Price ^{RS} **\$580,000** ^{UN} Sold Date **10-Aug-24**

2 1 1

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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