

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

6/7 GUELPH STREET 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Somerville

Period-from

01 Aug 2022

to

31 Jul 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

1/2 WORWONG AVENUE SOMERVILLE VIC 3912	\$400,000	09-May-23
6/5 ALFRED STREET SOMERVILLE VIC 3912	\$540,000	04-May-23
3/57 STATION STREET SOMERVILLE VIC 3912	\$520,000	20-Mar-23

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: 24 August 2023



**1/2 WORWONG AVENUE
SOMERVILLE VIC 3912**

2 1 1

Sold Price **\$400,000** Sold Date **09-May-23**

Distance **0.97km**

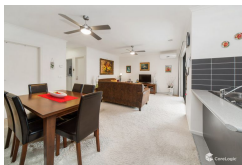


**6/5 ALFRED STREET SOMERVILLE
VIC 3912**

2 1 1

Sold Price **\$540,000** Sold Date **04-May-23**

Distance **0.41km**



**3/57 STATION STREET
SOMERVILLE VIC 3912**

2 1 1

Sold Price **\$520,000** Sold Date **20-Mar-23**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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