

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

10/27 RUBY JOY DRIVE, SOMERVILLE, VIC 3912

Indicative selling price

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

\$525,000

&

\$555,000

Median sale price

Median Price

\$500,000

Property type

Unit

Suburb

Somerville

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales

These are the four properties sold within ten kilometres of the property for sale in the last 8 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
43 Norfolk Pine Circuit Somerville 3912	\$506,000	01-Jul-20
4/29 Clarinda Street Somerville 3912	\$520,000	02-Feb-21
5/40 Myrtle Street Langwarrin 3910	\$550,000	01-Jul-21
1 Norfolk Pine Circuit Somerville 3912	\$585,000	02-Aug-21

consumer.vic.gov.au



This Statement of Information was prepared on: 30 September 2021



43 Norfolk Pine Circuit Somerville 3912 Sold Price **\$506,000** Sold Date **01-Jul-20**

2 1 1

Distance **1.45km**



4/29 Clarinda Street Somerville 3912 Sold Price **\$520,000** Sold Date **02-Feb-21**

2 1 1

Distance **0.75km**



5/40 Myrtle Street Langwarrin 3910 Sold Price **\$550,000** Sold Date **01-Jul-21**

2 1 1

Distance **9.17km**



1 Norfolk Pine Circuit Somerville 3912 Sold Price **\$585,000** Sold Date **02-Aug-21**

2 2 1

Distance **1.43km**

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

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