

## 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

5 THE RIDGE, SOMERVILLE, VIC 3912

### Indicative selling price

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

\$1,080,000

&

\$1,160,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

Somerville

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within 3 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 David Close Somerville VIC 3912     | \$1,125,000 | 22-Nov-19 |
| 79 Boes Road Tyabb VIC 3913           | \$1,100,000 | 30-Jan-20 |
| 6 Stratford Close Somerville VIC 3912 | \$1,140,000 | 17-Feb-20 |

This Statement of Information was prepared on: 19 March 2020



## 1 David Close Somerville VIC 3912

Land size approx. 4009sqm

4 2 2

Sold Price **\$1,125,000**

Sold Date **22-Nov-19**

Distance **1.88km**



## 79 Boes Road Tyabb VIC 3913

Land size approx. 9651sqm

4 2 2

Sold Price **\$1,100,000**

Sold Date **30-Jan-20**

Distance **3.11km**



## 6 Stratford Close Somerville VIC

Land size approx. 5133sqm

4 2 6

Sold Price **\$1,140,000**

Sold Date **17-Feb-20**

Distance **0.51km**



## 13 Island View Drive Tyabb VIC

Land size approx. 5997sqm

3 2 2

Sold Price **\$1,100,000**

Sold Date **15-Jan-20**

Distance **3.72km**

RS = Recent sale

UN = Undisclosed Sale

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