

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

2/107 SOMERVILLE ROAD YARRAVILLE VIC 3013

Indicative selling price

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

Single Price

\$499,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Oct 2023

to

30 Sep 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

2/86 PENTLAND PARADE YARRAVILLE VIC 3013

\$521,000

06-May-24

19/37 SOMERVILLE ROAD YARRAVILLE VIC 3013

\$460,000

04-May-24

1/54 HOBBS STREET SEDDON VIC 3011

\$540,000

15-Jul-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: 29 October 2024



**2/86 PENTLAND PARADE
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$521,000** Sold Date **06-May-24**

Distance **0.48km**



**19/37 SOMERVILLE ROAD
YARRAVILLE VIC 3013**

2 1 1

Sold Price **\$460,000** Sold Date **04-May-24**

Distance **0.59km**



**1/54 HOBBS STREET SEDDON VIC
3011**

2 1 1

Sold Price **\$540,000** Sold Date **15-Jul-24**

Distance **0.84km**

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

RS = Recent sale UN = Undisclosed Sale

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