

## 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

124 CLARENDON DRIVE, 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)

\$570,000

&

\$610,000

### Median sale price

Median Price

\$606,000

Property type

House

Suburb

Somerville

Period-from

01 Jun 2019

to

31 May 2020

Source










Corelogic

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 Wiltshire Drive Somerville VIC 3912  3  1  2 507m2	\$600,000	29-Feb-20
2 Bernard Court Somerville VIC 3912  3  1  1 568m2	\$600,000	13-Mar-20
5 Tanya Court Somerville VIC 3912  3  1  3 669m2	\$610,000	26-Feb-20
7 Stanley Street Somerville VIC 3912  3  1  1 637m2	\$580,000	18-June-20

This Statement of Information was prepared on: 2 July 2020

[consumer.vic.gov.au](http://consumer.vic.gov.au)





**2 Wiltshire Drive Somerville**  
Land size approx. 507m<sup>2</sup>

3 1 2

Sold Price **\$600,000** Sold Date **29-Feb-20**

Distance **0.5km**



**2 Bernard Court Somerville**  
Land size approx. 568m<sup>2</sup>

3 1 1

Sold Price **\$600,000** Sold Date **13-Mar-20**

Distance **2.09km**



**5 Tanya Court Somerville**  
Land size approx. 669m<sup>2</sup>

3 1 3

Sold Price **\$610,000** Sold Date **26-Feb-20**

Distance **0.63km**



**7 Stanley Street Somerville**  
Land size approx. 637m<sup>2</sup>

3 1 1

Sold Price **\$580,000** Sold Date **18-Jun-20**

Distance **2.39km**

RS = Recent sale

UN = Undisclosed Sale

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