

## 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

2/27 RUBY JOY 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)

\$510,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$450,000

Property type

Unit

Suburb

Somerville

Period-from

01 May 2019

to

30 Apr 2020

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

53 Cabernet Drive Somerville VIC 3912	 3	 2	 2	\$525,000	20-Nov-19
7/24 Bruce Drive Somerville VIC 3912	 3	 2	 1	\$525,000	07-Feb-20
8/27 Ruby Joy Drive Somerville VIC 3912	 3	 2	 2	\$550,000	14-Nov-19
10/28 Ruby Joy Drive Somerville VIC 3912	3	 1	2	\$555,000	25-Jan-20

This Statement of Information was prepared on: 25 May 2020



**53 Cabernet Drive Somerville VIC**

Sold Price

**\$525,000**

Sold Date

**20-Nov-19**

3 2 2

Distance

**1.41km**



**7/24 Bruce Drive Somerville VIC**

Sold Price

Sold Date

**07-Feb-20**

3 2 1

Distance

**1.1km**



**8/27 Ruby Joy Drive Somerville VIC**

Sold Price

**\$550,000**

Sold Date

**14-Nov-19**

3 2 2

Distance

**0.06km**



**10/28 Ruby Joy Drive Somerville**

Sold Price

**\$555,000**

Sold Date

**25-Jan-20**

3 1 2

Distance

**0.05km**



**6B Clarinda Street Somerville VIC**

Sold Price

**\$535,000**

Sold Date

**30-Nov-19**

3 2 1

Distance

**0.55km**



**1/34 Eramosa Road East Somerville**

Sold Price

**\$520,000**

Sold Date

**05-Oct-19**

3 1 1

Distance

**0.9km**

RS = Recent sale

UN = Undisclosed Sale

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