

## 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

2/7 GUELPH STREET SOMERVILLE VIC 3912

### Indicative selling price

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

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Somerville

Period-from

01 Nov 2022

to

31 Oct 2023

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

12/42 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$560,000	18-Aug-23
3/34 ROBERT STREET SOMERVILLE VIC 3912	\$530,000	28-Sep-23
6/7 GUELPH STREET SOMERVILLE VIC 3912	\$450,000	04-Oct-23

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: 13 November 2023



**12/42 ERAMOSA ROAD EAST  
SOMERVILLE VIC 3912**

 2  1  1

Sold Price <sup>RS</sup> **\$560,000** Sold Date **18-Aug-23**

Distance **0.31km**



**3/34 ROBERT STREET  
SOMERVILLE VIC 3912**

 2  1  1

Sold Price <sup>RS</sup> **\$530,000** Sold Date **28-Sep-23**

Distance **1.23km**



**6/7 GUELPH STREET SOMERVILLE  
VIC 3912**

 2  1  1

Sold Price <sup>RS</sup> **\$450,000** Sold Date **04-Oct-23**

Distance **0.02km**

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

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