

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

80 LOWER SOMERVILLE ROAD, BAXTER 3911

Indicative selling price

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

\$980,000

&

\$1,060,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$530,000

Property type

House

Suburb

Baxter

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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

A* These are the three properties sold within 4 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

150 Bungower Road Somerville VIC 3912	Land size 5003sqm (approx)	\$970,000	29-Dec-19
5 The Ridge Somerville VIC 3912	Land size 6106sqm (approx)	\$1,045,000	28-Apr-20
6 Peter Kent Drive Somerville VIC 3912	Land size 4254sqm (approx)	\$1,025,000	01-Mar-20
158 Bungower Road Somerville Vic 3912	Land size 5003sqm (approx)	\$970,000	29-Dec-19

This Statement of Information was prepared on: 01 June 2020



150 Bungower Road Somerville

Sold Price

\$970,000

Sold Date

29-Dec-19

3 2 3

Distance

3.99km

Land size 5003sqm (approx)



5 The Ridge Somerville

Sold Price

\$1,045,000

Sold Date

28-Apr-20

3 2 2

Distance

3.66km

Land size 6106sqm (approx)



6 Peter Kent Drive Somerville

Sold Price

\$1,025,000

Sold Date

01-Mar-20

3 2 4

Distance

3.03km

Land size 4254sqm (approx)



158 Bungower Road Somerville

Sold Price

\$1,007,500

Sold Date

12-Dec-19

3 2 6

Distance

4.1km

Land size 5099sqm (approx)

RS = Recent sale

UN = Undisclosed Sale

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