

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

1 Leonard Drive Somerville VIC 3912

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

House

Suburb

Somerville

Period-from

01 Jan 2020

to

31 Dec 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

77 Clarendon Drive Somerville VIC 3912	\$636,150	10-Nov-20
6 Bernard Court Somerville VIC 3912	\$560,000	11-Oct-20

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.

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77 Clarendon Drive Somerville VIC 3912

Sold Price

\$636,150

Sold Date **10-Nov-20**

 3  1  2

Distance **1.13km**



6 Bernard Court Somerville VIC 3912

Sold Price

\$560,000

Sold Date **11-Oct-20**

 3  1  2

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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