

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

110/100 SOMERVILLE ROAD YARRAVILLE VIC 3013

Indicative selling price

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

Single Price

\$420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Yarraville

Period-from

01 Sep 2023

to

31 Aug 2024

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

208/88 HUDSONS ROAD SPOTSWOOD VIC 3015	\$420,000	03-Sep-24
2/88 HUDSONS ROAD SPOTSWOOD VIC 3015	\$435,000	13-May-24
G2/88 HUDSONS ROAD SPOTSWOOD VIC 3015	\$435,000	30-Apr-24

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: 30 September 2024



**208/88 HUDSONS ROAD
SPOTSWOOD VIC 3015**

1 1 1

Sold Price ^{RS} **\$430,000** Sold Date **03-Sep-24**

Distance **1.83km**



**2/88 HUDSONS ROAD
SPOTSWOOD VIC 3015**

1 1 1

Sold Price ^{RS} **\$435,000** Sold Date **13-May-24**

Distance **1.85km**



**G2/88 HUDSONS ROAD
SPOTSWOOD VIC 3015**

1 1 1

Sold Price **\$435,000** Sold Date **30-Apr-24**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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