

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

7 WILTSHIRE DRIVE, SOMERVILLE 3912 - Land approx. 821sqm

Indicative selling price

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

\$700,000

&

\$750,000

Median sale price

Median Price

\$685,000

Property type

House

Suburb

Somerville

Period-from

01 Jun 2020

to
















31 May 2021

Source

Corelogic

Comparable property sales

A* These are the five 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
10 Orchard Court, Somerville 3912 Land approx. 781sqm  3  2  2	\$730,000	02-Mar-21
93 Guelph Street, Somerville 3912 Land approx. 825sqm  4  3  -	\$730,000	20-Apr-21
2 Station Street, Somerville 3912 Land approx. 1111sqm  3  2  4	\$755,000	05-Apr-21
20 Somerville Crescent, Somerville Land approx. 818sqm  3  2  4	\$780,000	23-May-21
2 Sydney Street, Somerville 3912 Land approx. 853sqm  3  2  2	\$795,000	29-May-21



10 Orchard Court Somerville 3912
Land approx. 781sqm

3 2 2

Sold Price **\$730,000** Sold Date **02-Mar-21**

Distance **2.19km**



93 Guelph Street Somerville 3912
Land approx. 825sqm

4 3 -

Sold Price **\$730,000** Sold Date **20-Apr-21**

Distance **2.19km**



2 Station Street Somerville 3912
Land approx. 1111sqm

3 2 4

Sold Price **\$755,000** Sold Date **05-Apr-21**

Distance **1.5km**



20 Somerville Crescent Somerville 3912
Land approx. 818sqm

3 2 4

Sold Price **\$780,000** Sold Date **23-Mar-21**

Distance **2.22km**



2 Sydney Street Somerville 3912
Land approx. 853sqm

3 2 2

Sold Price **\$795,000** Sold Date **29-May-21**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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