

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

12/42 ERAMOSA ROAD EAST, 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)

or range
between

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$498,000

Property type

Unit

Suburb

Somerville

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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

A* These are the six properties sold within eight 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

1/9 Sydney Street Somerville 3912	 2  1  1	\$475,000	28-Mar-21
2/10 Raymond Street Somerville 3912	 2  1  1	\$480,000	08-Apr-21
9/29 Eramosa Road East Somerville 3912	 2  1  1	\$487,000	07-Oct-20
41/15 Peninsula Crescent, Langwarrin 3910	 2  1  1	\$490,000	22-Mar-21
2/45 Hillcrest Road, Frankston 3199	 2  1  2	\$510,000	08-Feb-21
1/2 Margaret Street, Langwarrin 3910	 2  1  1	\$510,000	19-Mar-21

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This Statement of Information was prepared on: 19 April 2021



1/9 Sydney Street Somerville 3912

Sold Price **\$475,000** Sold Date **28-Mar-21**

2 1 1

Distance **0.78km**



2/10 Raymond Street Somerville 3912

Sold Price **\$480,000^{UN}** Sold Date **08-Apr-21**

2 1 1

Distance **0.76km**



9/29 Eramosa Rd East Somerville 3912

Sold Price **\$487,000** Sold Date **07-Oct-20**

2 1 1

Distance **0.28km**



41/15 Peninsula Crescent Langwarrin

Sold Price **\$490,000** Sold Date **22-Mar-21**

2 1 1

Distance **8.02km**



2/45 Hillcrest Road Frankston 3199

Sold Price **\$505,000** Sold Date **08-Feb-21**

2 1 2

Distance **8.29km**



1/2 Margaret Street Langwarrin 3910

Sold Price **\$510,000** Sold Date **19-Mar-21**

2 1 1

Distance **7.56km**

RS = Recent sale UN = Undisclosed Sale

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