

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

2/13 CLARINDA STREET, SOMERVILLE, 3912

Indicative selling price

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

range
between

\$470,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Somerville

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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

A* These are the five properties sold within one 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

8/2 George Street Somerville 3912	 2  1  1	\$470,000	18-Dec-20
1/9 Sydney Street Somerville 3912	 2  1  1	\$475,000	28-Mar-21
9/42 Eramosa Road East Somerville 3912	 2  1  1	\$477,000	28-Apr-21
2/10 Raymond Street Somerville 3912	 2  1  1	\$480,000	30-Mar-21
12/42 Eramosa Road East Somerville 3912	 2  1  1	\$500,000	06-May-21

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This Statement of Information was prepared on: 13 June 2021


8/2 George Street Somerville 3912

 Sold Price **\$470,000** Sold Date **18-Dec-20**

2 1 1

 Distance **0.51km**

1/9 Sydney Street Somerville 3912

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

2 1 1

 Distance **0.44km**

9/42 Eramosa Rd East Somerville 3912

 Sold Price **\$477,000** Sold Date **28-Apr-21**

2 1 1

 Distance **0.85km**

2/10 Raymond Street Somerville 3912

 Sold Price **\$480,000** Sold Date **30-Mar-21**

2 1 1

 Distance **1.04km**

12/42 Eramosa Rd East Somerville 3912

 Sold Price **\$500,000** Sold Date **06-May-21**

2 1 1

 Distance **0.8km**
RS = Recent sale **UN** = Undisclosed Sale

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