

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

10/27 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)

Single Price

or range
between

\$650,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

Somerville

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/26A Austin Road Somerville VIC 3912	\$660,000	16-Sep-21
31 Cabernet Drive Somerville VIC 3912	\$665,000	18-Jun-21
14A Kimtara Court Somerville VIC 3912	\$652,000	19-Oct-21

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: 05 November 2021



2/26A Austin Road Somerville VIC 3912

Sold Price

^{RS} **\$660,000**

Sold Date

16-Sep-21

3 2 2

Distance

1.27km



31 Cabernet Drive Somerville VIC 3912

Sold Price

\$665,000

Sold Date

18-Jun-21

3 2 2

Distance

1.33km



14A Kimtara Court Somerville VIC 3912

Sold Price

^{RS} **\$652,000**

Sold Date

19-Oct-21

3 2 2

Distance

1.57km

RS = Recent sale

UN = Undisclosed Sale

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