

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

188 JONES ROAD, SOMERVILLE 3912 - *LAND SIZE 5003m2

Indicative selling price

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

\$1,380,000

&

\$1,440,000

Median sale price

Median Price

\$1,346,250

Property type

House/Acreage

Suburb

Somerville

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales

These are the five properties sold within three kilometres of the property for sale in the last 9 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
46 Island View Drive Tyabb 3913	*Land Size 5,700 m2	\$1,325,000	29-Aug-18
13 Valencia Rise Tyabb 3913	*Land Size 4,746 m2	\$1,350,000	22-Feb-21
15 Stephens Place Somerville 3912	*Land Size 3,913 m2	\$1,450,000	05-Feb-21
45 Island View Drive Tyabb 3913	*Land Size 5,731 m2	\$1,515,000	23-Jul-21
5 Vista Court Somerville 3912	*Land Size 7,929 m2	\$1,550,000	15-Jul-21

*all approximates only

consumer.vic.gov.au



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46 Island View Drive Tyabb 3913

Sold Price

\$1,325,000

Sold Date

29-Aug-18

5 3 2

Distance

3.16km

13 Valencia Rise Tyabb 3913

Sold Price

\$1,350,000

Sold Date

22-Feb-21

4 2 2

Distance

3.32km

15 Stephens Place Somerville 3912

Sold Price

\$1,450,000

Sold Date

05-Feb-21

4 2 2

Distance

1.63km

45 Island View Drive Tyabb 3913

Sold Price

\$1,515,000

Sold Date

23-Jul-21

3 2 6

Distance

3.34km

5 Vista Court Somerville 3912

Sold Price

\$1,550,000

Sold Date

15-Jul-21

3 2 2

Distance

1.09km

RS = Recent sale

UN = Undisclosed Sale

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