

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

1 THE MEWS 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,500

Property type

House

Suburb

Somerville

Period-from

01 May 2024

to

30 Apr 2025

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

| | | |
|--|-----------|-----------|
| 4 THE MEWS SOMERVILLE VIC 3912 | \$630,000 | 16-Dec-24 |
| 65 ERAMOSA ROAD EAST SOMERVILLE VIC 3912 | \$595,000 | 19-Dec-24 |
| 18 ONE CHAIN ROAD SOMERVILLE VIC 3912 | \$639,000 | 07-Dec-24 |

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: 14 May 2025



4 THE MEWS SOMERVILLE VIC 3912

 3  1  2

Sold Price **\$630,000** Sold Date **16-Dec-24**

Distance **0km**



65 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

 3  1  1

Sold Price **\$595,000** Sold Date **19-Dec-24**

Distance **0.1km**



18 ONE CHAIN ROAD SOMERVILLE VIC 3912

 3  1  2

Sold Price **\$639,000** Sold Date **07-Dec-24**

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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