

## 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 - Suburb and Postcode

46 LOWER SOMERVILLE ROAD, SOMERVILLE 3912 Land size approx.4048 sqm

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$1,390,000

\$1,460,000

Source

Corelogic

## Comparable property sales

These are the 4 properties sold within a 5 kilometer radius of 46 Lower Somerville Road, Somerville, over the past 10 months, which the agent referenced in determining the property's value.



224 COOLART ROAD **MOOROODUC 3933** 

₾ 2

Land size approx. 4040 sqm

Sold Price

\$1,430,000 Sold Date 10-Mar-25

Distance 4.94km



6 AUSTIN ROAD **SOMERVILLE 3912** 

₾ 2 \$ 5

Land size approx. 4880 sqm

Sold Price

\$1,600,000 Sold Date 30-Sep-25

2.93km Distance



16 KUMALA DRIVE **SOMERVILLE 3912** 

Land size approx. 4001sqm

Sold Price

**\$1,580,000** Sold Date **01-Jun-25** 

Distance 3.39km



12 KUMALA DRIVE **SOMERVILLE 3912** 

Land size approx. 4002 sqm

Sold Price

**\$1,635,000** Sold Date **31-Jan-25** 

Distance

3.45km