

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

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

Address - Suburb and Postcode

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

\$1,495,000

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**

 5  2  2

Land size approx. 4040 sqm

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

Distance **4.94km**



**6 AUSTIN ROAD
SOMERVILLE 3912**

 4  2  5

Land size approx. 4880 sqm

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

Distance **2.93km**



**16 KUMALA DRIVE
SOMERVILLE 3912**

 5  3  3

Land size approx. 4001sqm

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

Distance **3.39km**



**12 KUMALA DRIVE
SOMERVILLE 3912**

 4  1  2

Land size approx. 4002 sqm

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

Distance **3.45km**