

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

9 MEADOW VIEW ROAD, SOMERVILLE, VIC 3912

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

\$2,350,000

&

\$2,420,000

Median Price

\$820,000

Period-from

01 Oct 2024

to

30 Sep 2025

Source

Corelogic

Comparable property sales

The Agents reasonably believe that no comparable properties were sold within 5 kilometers in the last 6 months

Below are the 2 most recent sales in Meadow View Road, Somerville 3912

11 MEADOW VIEW ROAD SOMERVILLE VIC 3912	\$2,400,000	09-Jan-22
 11 MEADOW VIEW ROAD SOMERVILLE VIC 3912  6  3  13	Sold Price \$2,400,000	Sold Date 09-Jan-22
		Distance 0.05km

20 MEADOW VIEW ROAD SOMERVILLE VIC 3912	\$2,395,000	19-May-23
 20 MEADOW VIEW ROAD SOMERVILLE VIC 3912  4  2  6	Sold Price \$2,395,000	Sold Date 19-May-23
		Distance 0.13km