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	4/25 Guelph Street 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	$415,000	&	$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$462,000	Property type	Unit	Suburb	Somerville
Period-from	01 Dec 2019	to	30 Nov 2020	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
3/6 Raymond Street Somerville VIC 3912	$415,000	13-Nov-20
2/6-8 Park Lane Somerville VIC 3912	$420,000	08-Jul-20
43 Norfolk Pine Circuit Somerville VIC 3912	$506,000	01-Jul-20

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: 23 December 2020

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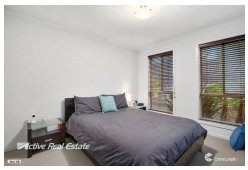


3/6 Raymond Street Somerville VIC 3912

2 1 1

Sold Price RS $415,000 Sold Date 13-Nov-20

Distance 0.61km

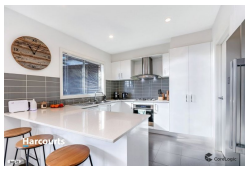


2/6-8 Park Lane Somerville VIC 3912

2 1 1

Sold Price $420,000 Sold Date 08-Jul-20

Distance 0.92km



43 Norfolk Pine Circuit Somerville VIC 3912

2 1 1

Sold Price $506,000 Sold Date 01-Jul-20

Distance 1.35km

RS = Recent sale **UN** = Undisclosed Sale

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