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	2/47 Robert 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	$480,000	&	$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$500,000	Property type	Unit	Suburb	Somerville
Period-from	01 Nov 2020	to	31 Oct 2021	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
1/1170 Frankston-Flinders Road Somerville VIC 3912	$515,000	22-Oct-21
2/6-8 Park Lane Somerville VIC 3912	$495,000	19-Oct-21
3/10 Clarinda Street Somerville VIC 3912	$485,000	25-Aug-21

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: 27 November 2021

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1/1170 Frankston-Flinders Road Somerville VIC 3912

2 1 1

Sold Price **$515,000** Sold Date **22-Oct-21**

Distance **0.43km**



2/6-8 Park Lane Somerville VIC 3912

2 1 1

Sold Price RS **$495,000** Sold Date **19-Oct-21**

Distance **0.32km**



3/10 Clarinda Street Somerville VIC 3912

2 1 1

Sold Price **$485,000** Sold Date **25-Aug-21**

Distance **0.34km**

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

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