AREA SPECIALIST COLLECTIVE

Sam Bucca
M 0412 755 544
E samb@areaspecialist.com.au

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

254 JONES ROAD SOMERVILLE VIC 3912

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting $620,000 & $680,000

Median sale price

Median Price	$767,000	Property type	House	Suburb	Somerville
Period-from	01 Apr 2023	to	31 Mar 2024	Source	Corelogic

Comparable property sales

These are the 4 properties sold within 2 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.



6 WORWONG AVENUE SOMERVILLE VIC 3912
3 2
Land size 736sqm (approx)

Sold Price $691,000 Sold Date 17-Feb-24
Distance 0.18km



26 MONTROSE AVENUE SOMERVILLE VIC 3912
3 1 5
Land size 625sqm (approx)

Sold Price $705,000 Sold Date 03-Jan-24
Distance 0.22km



11 MAJESTIC DRIVE SOMERVILLE VIC 3912
3 2 2
Land size 656sqm (approx)

Sold Price $710,000 Sold Date 04-Dec-23
Distance 1.04km



5 JORDAN STREET SO MERVILLE VIC 3912
3 2 2
Land size 661sqm (approx)

Sold Price $730,000 Sold Date 27-Nov-23
Distance 1.27km

© Copyright 2024 RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic). All rights reserved.

This Statement was prepared on: 23 April 2024

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication. The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.