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	2/1180 FRANKSTON-FLINDERS ROAD 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	$575,000	&	$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$595,000	Property type	Unit	Suburb	Somerville
Period-from	01 Jul 2023	to	30 Jun 2024	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
6/27 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	$618,000	01-Mar-24
2B WORWONG AVENUE SOMERVILLE VIC 3912	$610,000	02-Jul-24
6/1160 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	$595,000	22-Apr-24

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: 13 July 2024

OBrien Real Estate

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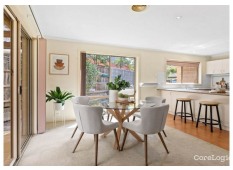

6/27 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

3 1 2

Sold Price **$618,000** Sold Date **01-Mar-24**

Distance **0.68km**



2B WORWONG AVENUE SOMERVILLE VIC 3912

2 1 1

Sold Price RS **$610,000** Sold Date **02-Jul-24**

Distance **0.67km**



6/1160 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912

3 1 2

Sold Price **$595,000** Sold Date **22-Apr-24**

Distance **0.16km**

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

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