

## 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

3/24 Eramosa Road West Somerville VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$560,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,346,250

Property type

Land

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

10/27 Ruby Joy Drive Somerville VIC 3912	\$580,000	04-Nov-21
4/32 Clarendon Drive Somerville VIC 3912	\$540,000	13-Oct-21
4 Lenlucy Place Somerville VIC 3912	\$522,000	03-Jun-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: 23 November 2021



**10/27 Ruby Joy Drive Somerville VIC 3912**

 2  1  1

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date **04-Nov-21**

Distance **1.43km**



**4/32 Clarendon Drive Somerville VIC 3912**

 2  1  1

Sold Price

<sup>RS</sup> **\$540,000**

Sold Date **13-Oct-21**

Distance **1.11km**



**4 Lenlucy Place Somerville VIC 3912**

 2  2  1

Sold Price

**\$522,000**

Sold Date **03-Jun-21**

Distance **1.04km**

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

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