

## 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

34 Station Street 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

\$960,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Somerville

Period-from

01 Feb 2020

to

31 Jan 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

5 Diane Court Somerville VIC 3912	\$925,000	10-Nov-20
9 Arleon Court Somerville VIC 3912	\$875,000	16-Dec-20
23 Forest Drive Somerville VIC 3912	\$865,000	05-Dec-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: 08 February 2021


**5 Diane Court Somerville VIC 3912**

Sold Price

**\$925,000**

 Sold Date **10-Nov-20**
 4
  2
  2

 Distance **1.31km**

**9 Arleon Court Somerville VIC 3912**

Sold Price

<sup>RS</sup> **\$875,000** <sup>UN</sup>

 Sold Date **16-Dec-20**
 4
  2
  2

 Distance **1.33km**

**23 Forest Drive Somerville VIC 3912**

Sold Price

<sup>RS</sup> **\$865,000**

 Sold Date **05-Dec-20**
 3
  2
  2

 Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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