

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

4 NORFOLK PINE CIRCUIT 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$614,000

Property type

Unit

Suburb

Somerville

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/20 AUSTIN ROAD SOMERVILLE VIC 3912	\$770,000	04-Nov-24
8 KATHS WAY SOMERVILLE VIC 3912	\$700,000	03-Sep-24
2/2 ONE CHAIN ROAD SOMERVILLE VIC 3912	\$730,000	21-May-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: 26 March 2025

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**2/20 AUSTIN ROAD SOMERVILLE
VIC 3912**

Sold Price

\$770,000

Sold Date **04-Nov-24**

 3  2  2

Distance **0.26km**



**8 KATHS WAY SOMERVILLE VIC
3912**

Sold Price

\$700,000

Sold Date **03-Sep-24**

 3  2  2

Distance **1.56km**



**2/2 ONE CHAIN ROAD
SOMERVILLE VIC 3912**

Sold Price

\$730,000

Sold Date **21-May-24**

 3  2  2

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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