



8 PEMBROKE DRIVE SOMERVILLE VIC 3912

Prepared on 18th June 2024



Lachie Beekman
OBRIEN REAL ESTATE MORNINGTON

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MORNINGTON VIC 3931
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David & Jessica Fice
8 Pembroke Drive
Somerville VIC 3912

Dear David & Jessica,

Thank you for the opportunity to appraise your property at 8 Pembroke Drive Somerville VIC 3912

Careful consideration has been taken to provide you with an appraisal for your property in today's market conditions.

To establish a market value, I have carefully considered the premises, size, location, along with current market conditions and similar properties recently sold or currently on the market.

Should you have any questions relating to the information contained within this appraisal, please do not hesitate to contact me on the details below.

If I can be of any further assistance, please do not hesitate to contact me on the details below. I look forward to working with you to achieve your real estate goals.

Yours Sincerely,

Lachie Beekman
OBrien Real Estate Mornington
2/188 Main Street

MORNINGTON VIC 3931
m: 0432902987

Your Property

8 PEMBROKE DRIVE SOMERVILLE VIC 3912

3  2  2  792m²  132m² 



Your Property History

- 18 Mar, 2024** - Listed for rent at \$575 per week
- 29 Jan, 2022** - Sold for \$695,000
- 3 Jan, 2022** - Listed for sale as Under Contract
- 14 Mar, 2018** - Listed for rent at \$410.00
- 1 Aug, 2016** - Listed for rent as Not Disclosed
- 14 Oct, 2002** - Sold for \$207,500



Introducing Lachie Beekman

Being a part of the O'Brien Mornington team, Lachie brings an energetic and fresh outlook on all opportunities ensuring that the process is both enjoyable and rewarding for the client.

Having a background in customer service, Lachie knows that negotiations are a big part of the real estate process, and it's an area in which he excels. He understands how to negotiate in a non-adversarial fashion, to keep things on track and to avoid unnecessary hassles and hurdles.

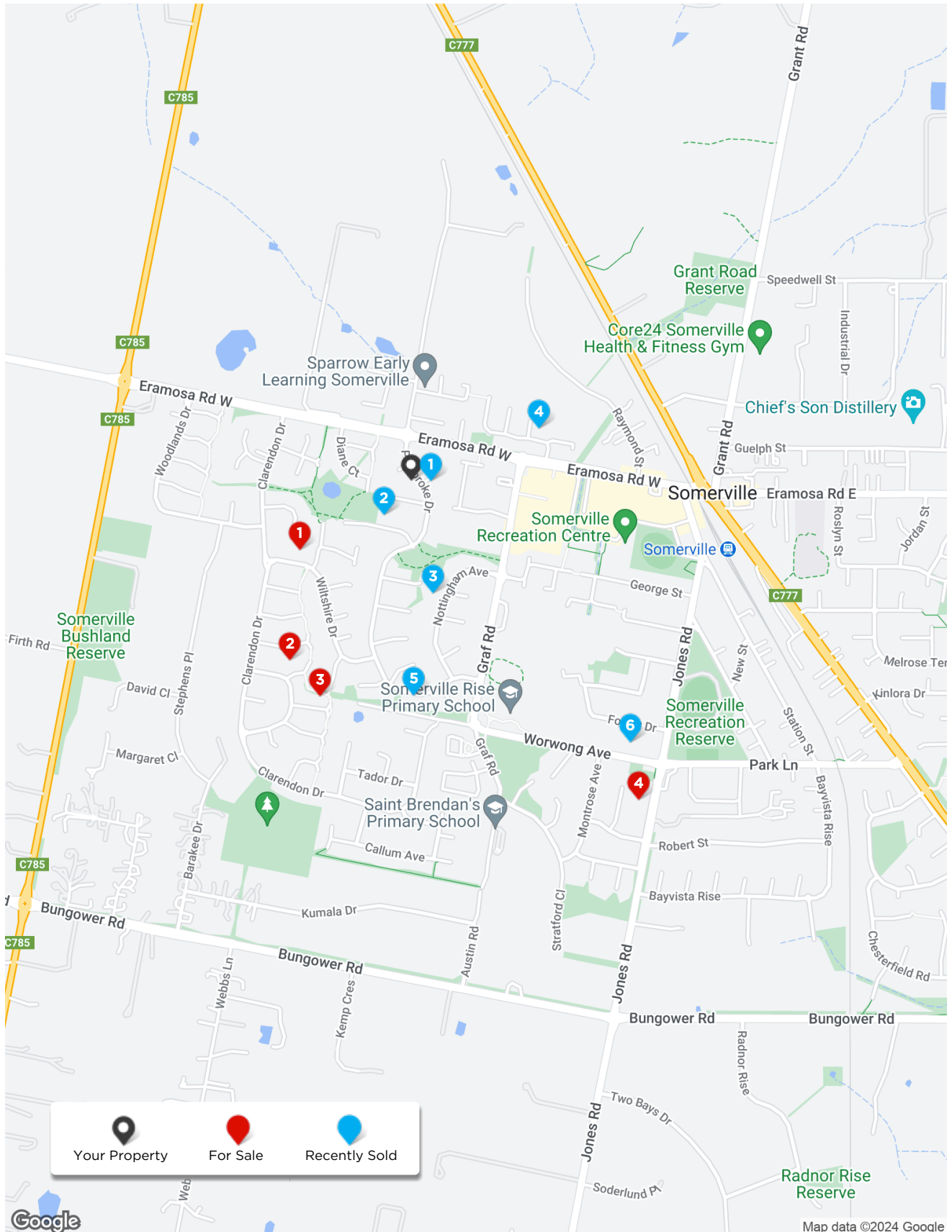
Floor Plan



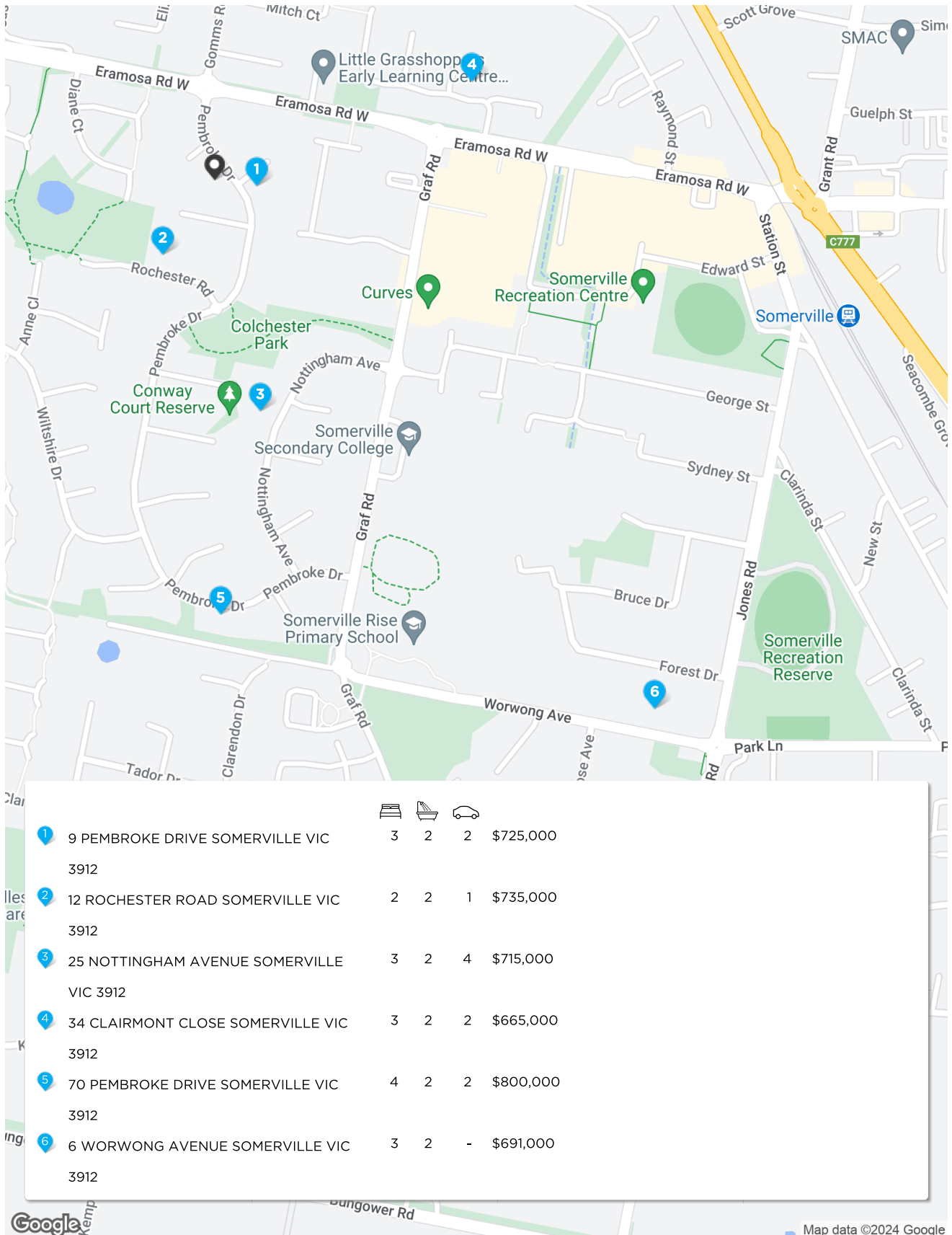
Wolfulc Inverm.com.au has made every attempt to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only.

8 Pembroke Drive, Somerville

Comparables Map: Sales & Listings

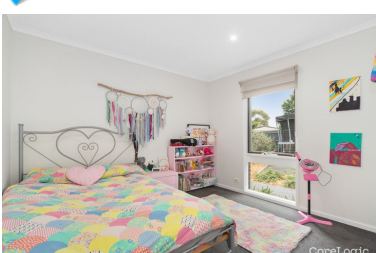


Comparables Map: Sales



* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

1	9 PEMBROKE DRIVE SOMERVILLE VIC 3912		378m ²	136m ²	Year Built 2015	DOM 27	Sold Date 11-Jun-24	Distance 0.07km	First Listing -	Last Listing -	Sold Price ^{RS} \$725,000
2	12 ROCHESTER ROAD SOMERVILLE VIC 3912		350m ²	135m ²	Year Built 1960	DOM 15	Sold Date 18-Apr-24	Distance 0.14km	First Listing -	Last Listing -	Sold Price ^{RS} \$735,000
3	25 NOTTINGHAM AVENUE SOMERVILLE VIC 3912		683m ²	185m ²	Year Built 1985	DOM 113	Sold Date 11-Apr-24	Distance 0.37km	First Listing \$314,950	Last Listing \$314,950	Sold Price \$715,000
4	34 CLAIRMONT CLOSE SOMERVILLE VIC 3912		452m ²	118m ²	Year Built 1990	DOM 9	Sold Date 25-Apr-24	Distance 0.43km	First Listing \$620,000 - \$680,000	Last Listing \$620,000 - \$680,000	Sold Price \$665,000
5	70 PEMBROKE DRIVE SOMERVILLE VIC 3912		669m ²	129m ²	Year Built 1970	DOM 59	Sold Date 17-Jan-24	Distance 0.68km	First Listing -	Last Listing -	Sold Price \$800,000

DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

* This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparable Sales

6

6 WORWONG AVENUE SOMERVILLE VIC 3912



3

2

-

736m²

-

Year Built

-

DOM

28

Sold Date

17-Feb-24

Distance

1.08km

First Listing

\$595,000 - \$654,500

Last Listing

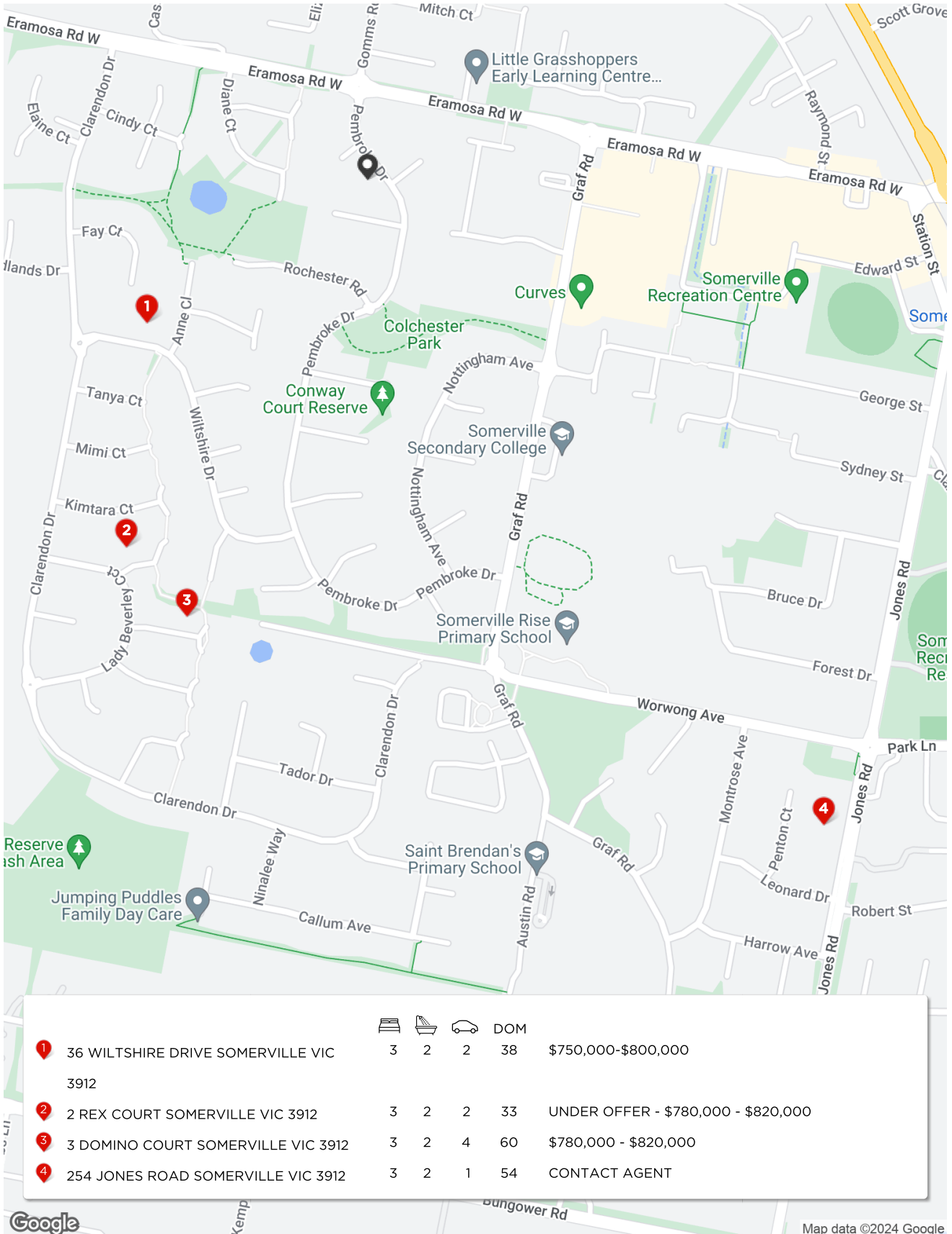
\$691,000

Sold Price

\$691,000

DOM = Days on market RS = Recent sale UN = Undisclosed Sale * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Comparables Map: Listings



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Comparable Listings

1 36 WILTSHIRE DRIVE SOMERVILLE VIC 3912



 3  2  2  660m²  17m²
 Year Built - DOM 38 days
 Listing Date 11-May-24 Distance 0.41km
 Listing Price \$750,000-\$800,000

2 2 REX COURT SOMERVILLE VIC 3912



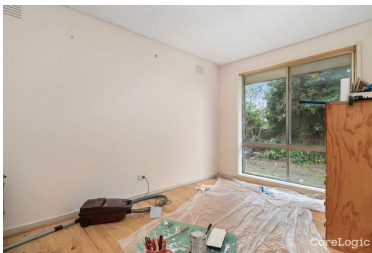
 3  2  2  715m²  162m²
 Year Built 1995 DOM 33 days
 Listing Date 16-May-24 Distance 0.69km
 Listing Price UNDER OFFER - \$780,000 - \$820,000

3 3 DOMINO COURT SOMERVILLE VIC 3912



 3  2  4  692m²  -
 Year Built - DOM 60 days
 Listing Date 19-Apr-24 Distance 0.74km
 Listing Price \$780,000 - \$820,000

4 254 JONES ROAD SOMERVILLE VIC 3912

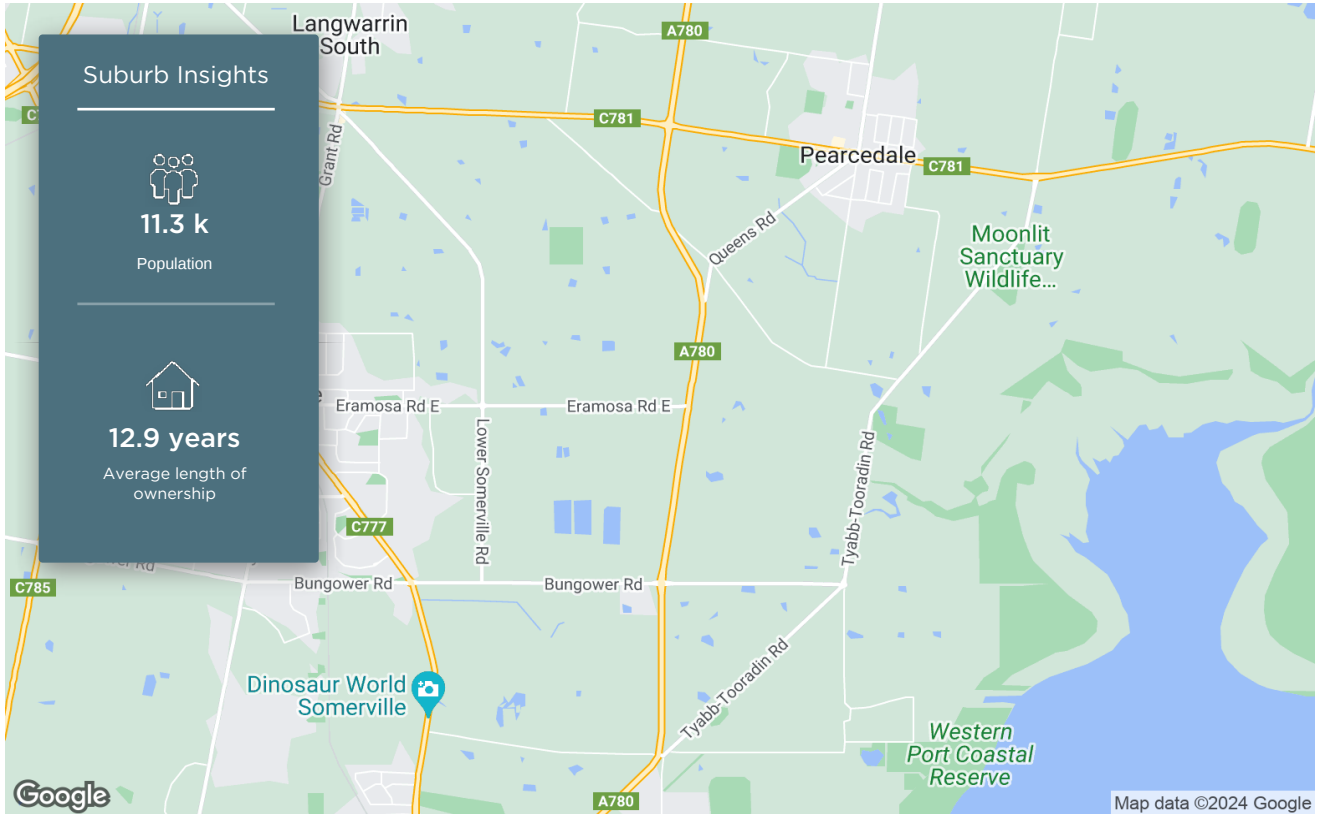


 3  2  1  785m²  134m²
 Year Built - DOM 54 days
 Listing Date 25-Apr-24 Distance 1.23km
 Listing Price CONTACT AGENT

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by CoreLogic

Somerville

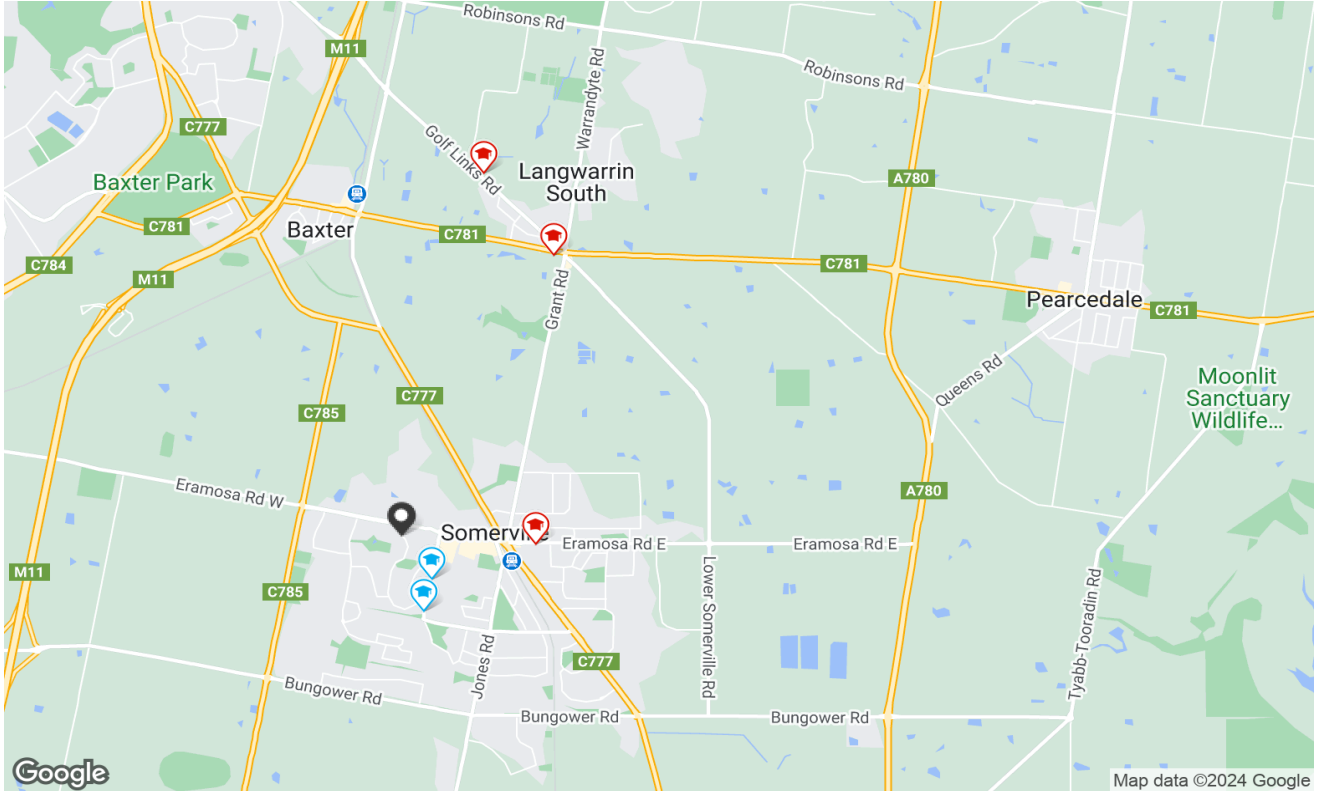
Demographic



The size of Somerville is approximately 38.4 square kilometres. It has 30 parks covering nearly 5.7% of total area. The population of Somerville in 2011 was 10,730 people. By 2016 the population was 11,340 showing a population growth of 5.7% in the area during that time. The predominant age group in Somerville is 50-59 years. Households in Somerville are primarily couples with children and are likely to be repaying \$1800 - \$2399 per month on mortgage repayments. In general, people in Somerville work in a trades occupation. In 2011, 78.2% of the homes in Somerville were owner-occupied compared with 77.3% in 2016. Currently the median sales price of houses in the area is \$780,000.

HOUSEHOLD STRUCTURE		HOUSEHOLD OCCUPANCY		HOUSEHOLD INCOME		AGE	
TYPE	%	TYPE	%	TYPE	%	TYPE	%
Childless Couples	35.8	Owns Outright	30.1	0-15.6K	3.7	0-9	12.1
Couples with Children	46.5	Purchaser	47.2	15.6-33.8K	12.1	10-19	13.2
Single Parents	16.9	Renting	18.1	33.8-52K	13.1	20-29	12.8
Other	0.9	Other	2.2	52-78K	17.0	30-39	11.2
		Not Stated	2.5	78-130K	25.2	40-49	13.3
				130-182K	11.7	50-59	15.1
				182K+	6.7	60-69	11.5
						70-79	6.3
						80-89	3.6
						90-99	0.7

Local Schools



	SCHOOL ADDRESS	DISTANCE	SCHOOL TYPE	GENDER	SECTOR	YEARS
	Somerville Secondary College 34 Blacks Camp Road Somerville VIC 3912	0.53km	Secondary	Mixed	Government	7-12
	Somerville Rise Primary School 34 Blacks Camp Road Somerville VIC 3912	0.76km	Primary	Mixed	Government	0-6
	Somerville Primary School 37 Eramosa Road East Somerville VIC 3912	1.26km	Primary	Mixed	Government	0-6
	Baxter Primary School 120 Grant Road Baxter VIC 3911	3.02km	Primary	Mixed	Government	0-6
	Woodleigh School 485 Golf Links Road Langwarrin South VIC 3911	3.55km	Combined	Mixed	Non-Government	0-12



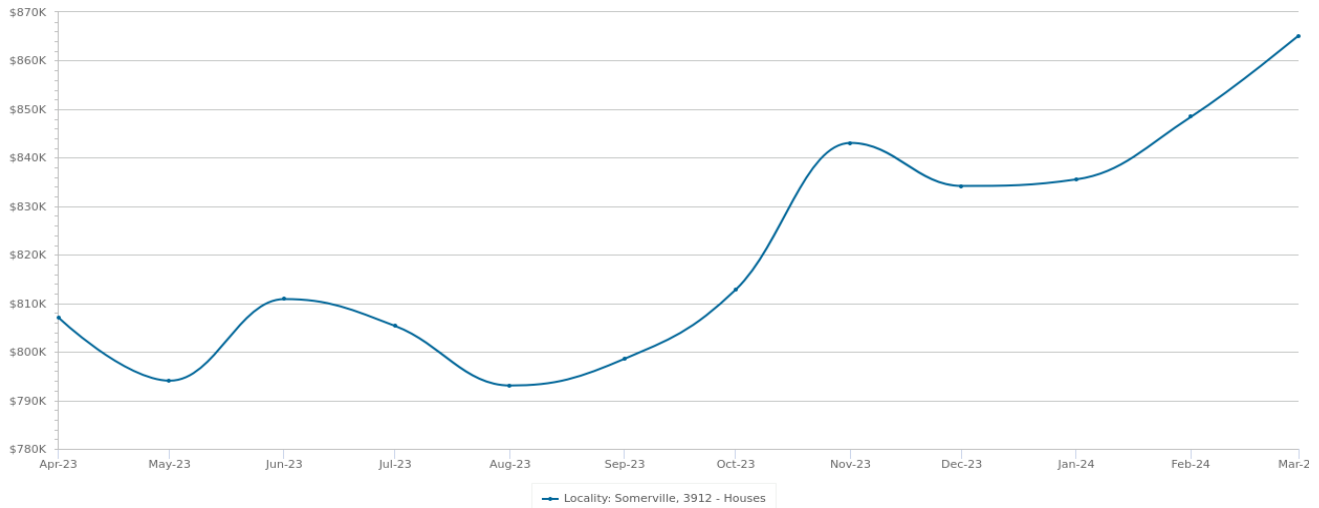
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

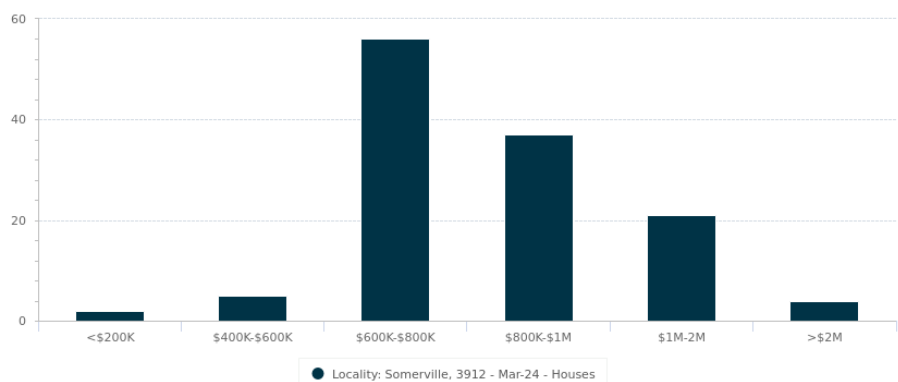


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Mar 2024	7	\$865,141	2.0% ▲	35	31	\$580
Feb 2024	18	\$848,450	1.5% ▲	35	39	\$575
Jan 2024	7	\$835,535	0.2% ▲	36	35	\$575
Dec 2023	3	\$834,181	-1.1% ▼	35	29	\$567
Nov 2023	11	\$843,047	3.7% ▲	35	41	\$560
Oct 2023	11	\$812,857	1.8% ▲	35	38	\$550
Sep 2023	9	\$798,588	0.7% ▲	38	40	\$550
Aug 2023	8	\$793,051	-1.5% ▼	38	32	\$550
Jul 2023	11	\$805,293	-0.7% ▼	39	30	\$550
Jun 2023	12	\$810,866	2.1% ▲	39	39	\$550
May 2023	15	\$794,046	-1.6% ▼	38	47	\$550
Apr 2023	14	\$806,999	-0.4% ▼	35	44	\$550

Sales by Price - 12 months (House)

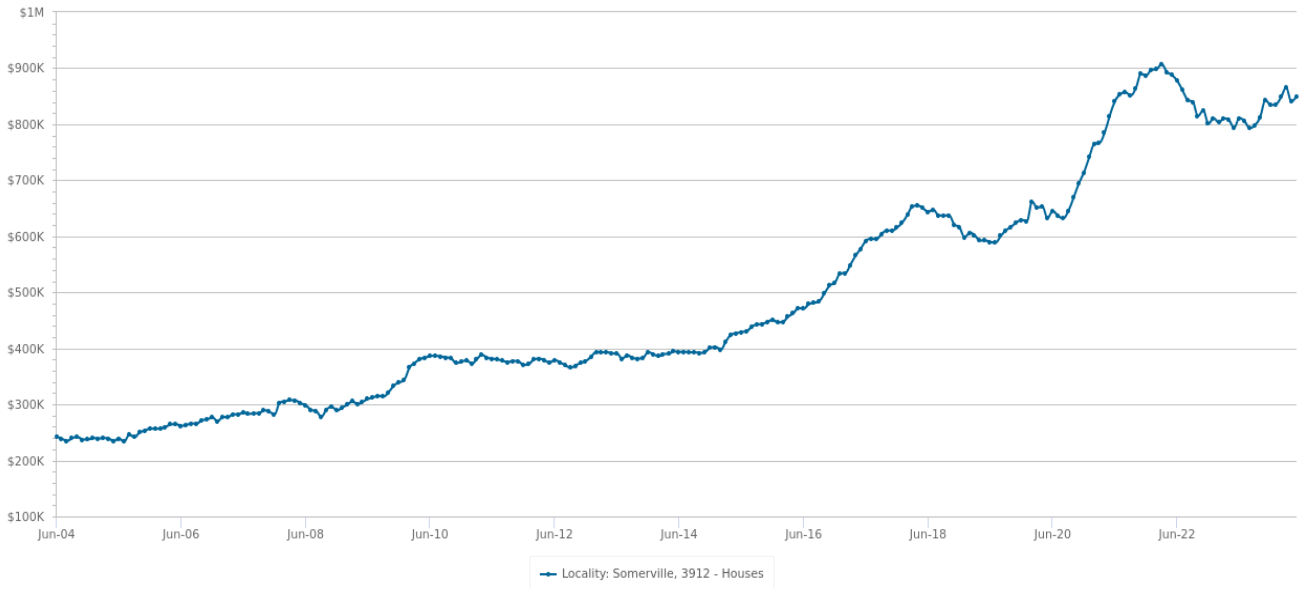
PRICE	NUMBER
<\$200K	2
200K-400K	0
\$400K-\$600K	5
\$600K-\$800K	56
\$800K-\$1M	37
\$1M-\$2M	21
>\$2M	4



Statistics are calculated over a rolling 12 month period

Long Term Market Trends

Median Value - 20 Years (House)



Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
2024	126	\$850,025	7.0% ▲	35	141	\$585
2023	124	\$794,046	-10.5% ▼	35	185	\$550
2022	182	\$887,689	8.9% ▲	13	164	\$510
2021	175	\$814,844	28.8% ▲	13	151	\$460
2020	156	\$632,676	6.8% ▲	34	151	\$430
2019	151	\$592,469	-8.9% ▼	28	188	\$425
2018	156	\$650,152	12.6% ▲	15	203	\$402
2017	181	\$577,619	22.4% ▲	14	207	\$390
2016	177	\$471,805	10.6% ▲	16	213	\$370
2015	167	\$426,725	8.1% ▲	28	186	\$360
2014	164	\$394,730	1.0% ▲	31	204	\$355
2013	132	\$390,668	4.3% ▲	37	221	\$340
2012	149	\$374,549	-2.3% ▼	46	223	\$340
2011	148	\$383,187	0.1% ▲	40	191	\$335
2010	177	\$382,816	25.7% ▲	22	227	\$300
2009	162	\$304,426	0.9% ▲	51	232	\$290
2008	220	\$301,643	6.9% ▲	34	233	\$270
2007	202	\$282,079	6.6% ▲	49	235	\$230
2006	209	\$264,682	12.9% ▲	46	209	\$210
2005	178	\$234,444	-3.2% ▼	54	193	-

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Summary

8 PEMBROKE DRIVE SOMERVILLE VIC 3912



Appraisal price range

Notes from your agent

