



38A ERAMOSA ROAD EAST SOMERVILLE VIC 3912

Prepared on 30th October 2024

Luke Magree
O'Brien Real Estate

474 Nepean Highway
FRANKSTON VIC 3199

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The Proprietor
Eramosa Road East
Somerville VIC 3912

30th October 2024

Dear Reader,
Thank you for the opportunity to appraise your property at 38A ERAMOSA ROAD EAST 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,

Luke Magree
O'BRIEN REAL ESTATE FRANKSTON
474 Nepean Highway

FRANKSTON VIC 3199
m: 0499993291

Your Property

38A ERAMOSA ROAD EAST SOMERVILLE VIC 3912

3  2  2  326m²  135m² 



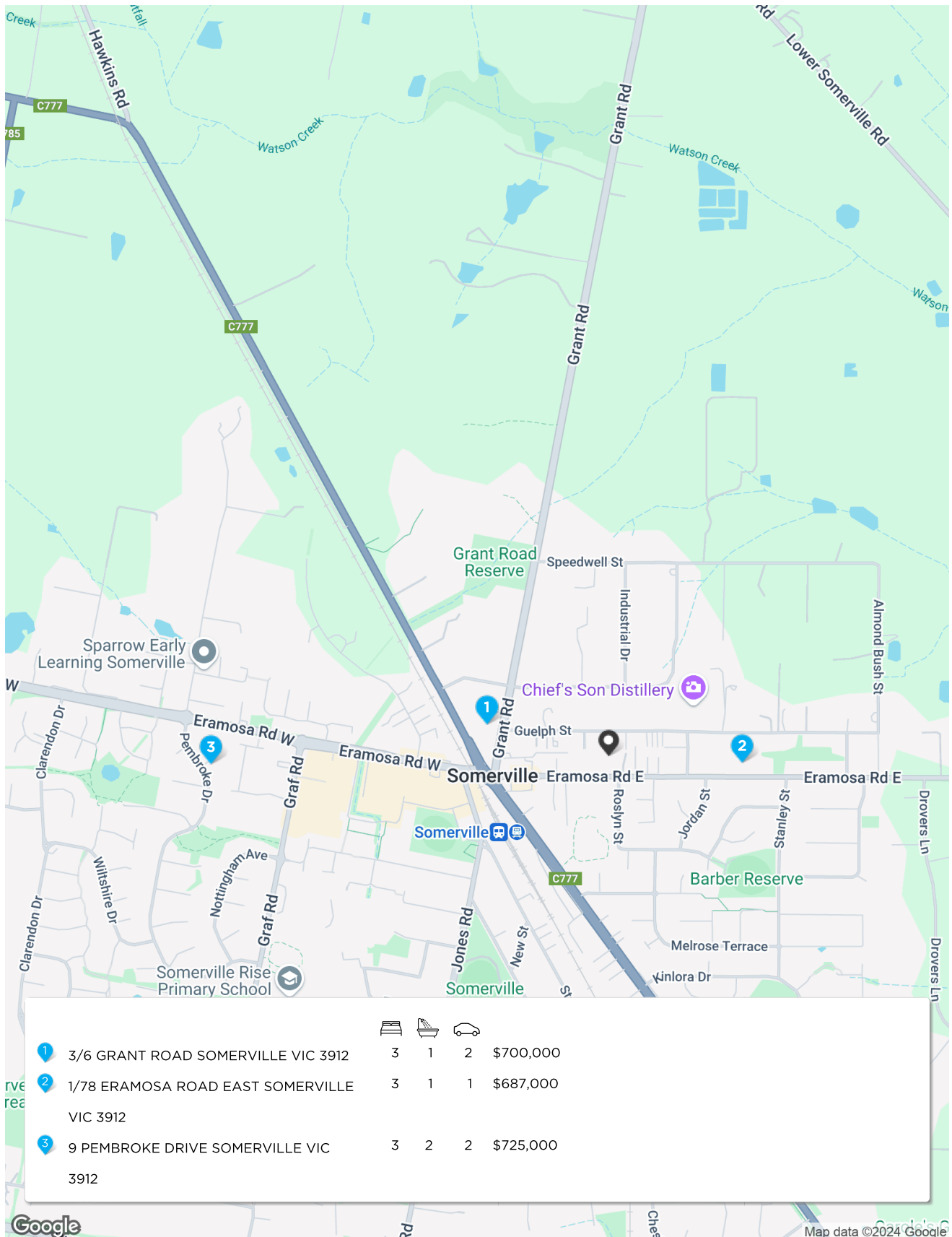
Your Property History

- 16 Sep, 2024** - Listed for sale at \$690,000 - \$759,000
- 23 May, 2013** - Sold for \$366,000
- 20 May, 2013** - Listed for sale at \$350,000 PLUS
- 19 Jan, 2012** - Listed for sale at \$379,950
- 30 Nov, 2011** - DA of House/Single Dwell for \$163,700
- 18 Apr, 2011** - Sold for \$150,000

Introducing Luke Magree

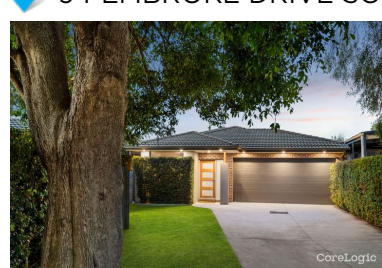
Luke joined the OBrien Frankston family with the most impressive credentials now bringing them to real estate where he will use them for his passion of property and assisting clients in often the most important transaction of their lives. Taking advantage of his energy, determination and attention to detail, Luke is ready to assist you.

Recent Map: Sales



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

Recent Sales

1	3/6 GRANT ROAD SOMERVILLE VIC 3912	Sold \$700,000
	 3  1  2  152m²  140m² Year Built 2012 DOM 337 Sold Date 01-Aug-24 Distance 0.39km First Listing - Last Listing -	
2	1/78 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	Sold ^{RS} \$687,000
	 3  1  1  441m²  112m² Year Built 1985 DOM 8 Sold Date 01-Aug-24 Distance 0.42km First Listing - Last Listing -	
3	9 PEMBROKE DRIVE SOMERVILLE VIC 3912	Sold \$725,000
	 3  2  2  378m²  136m² Year Built 2015 DOM 27 Sold Date 28-May-24 Distance 1.24km First Listing - Last Listing \$690,000 - \$750,000	

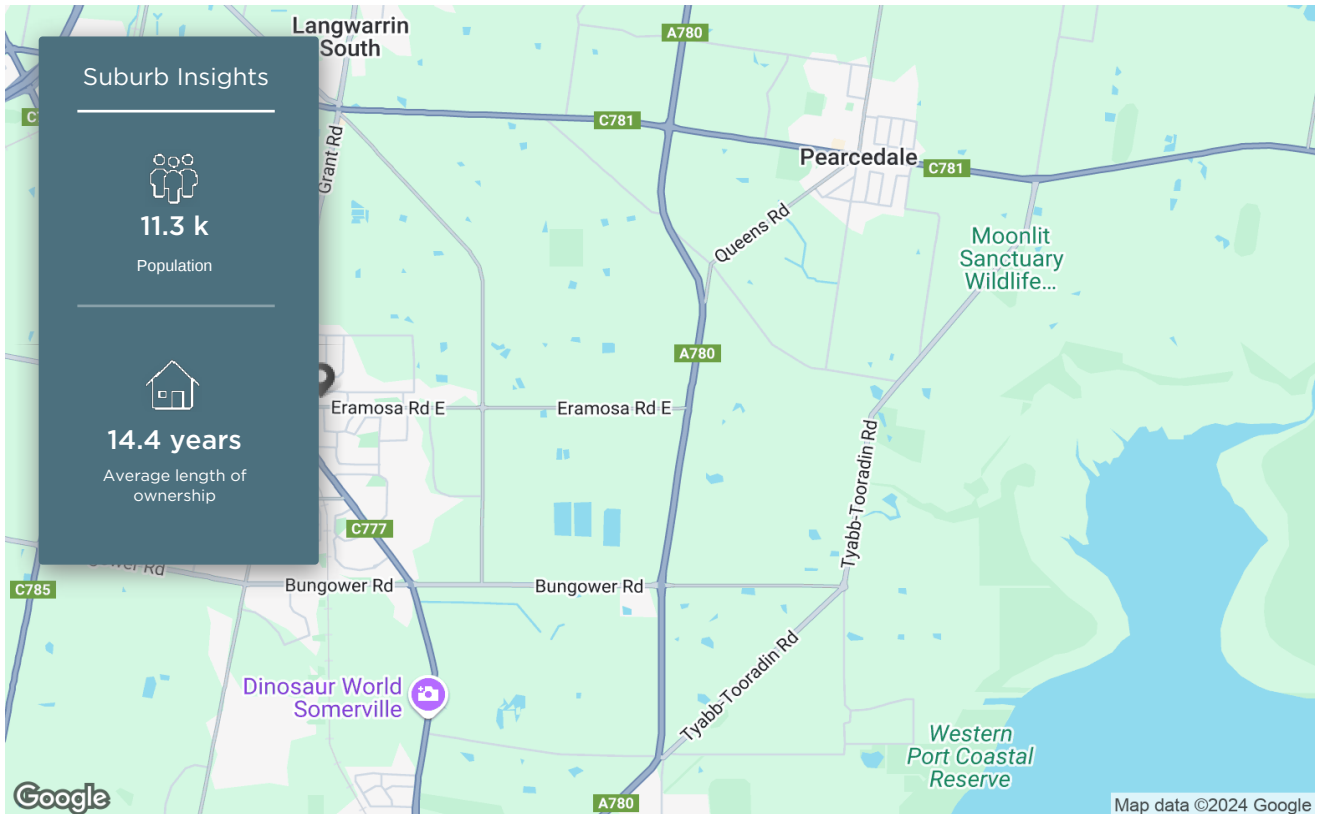
DOM = Days on market RS = Recent sale

UN = Undisclosed Sale

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

Somerville

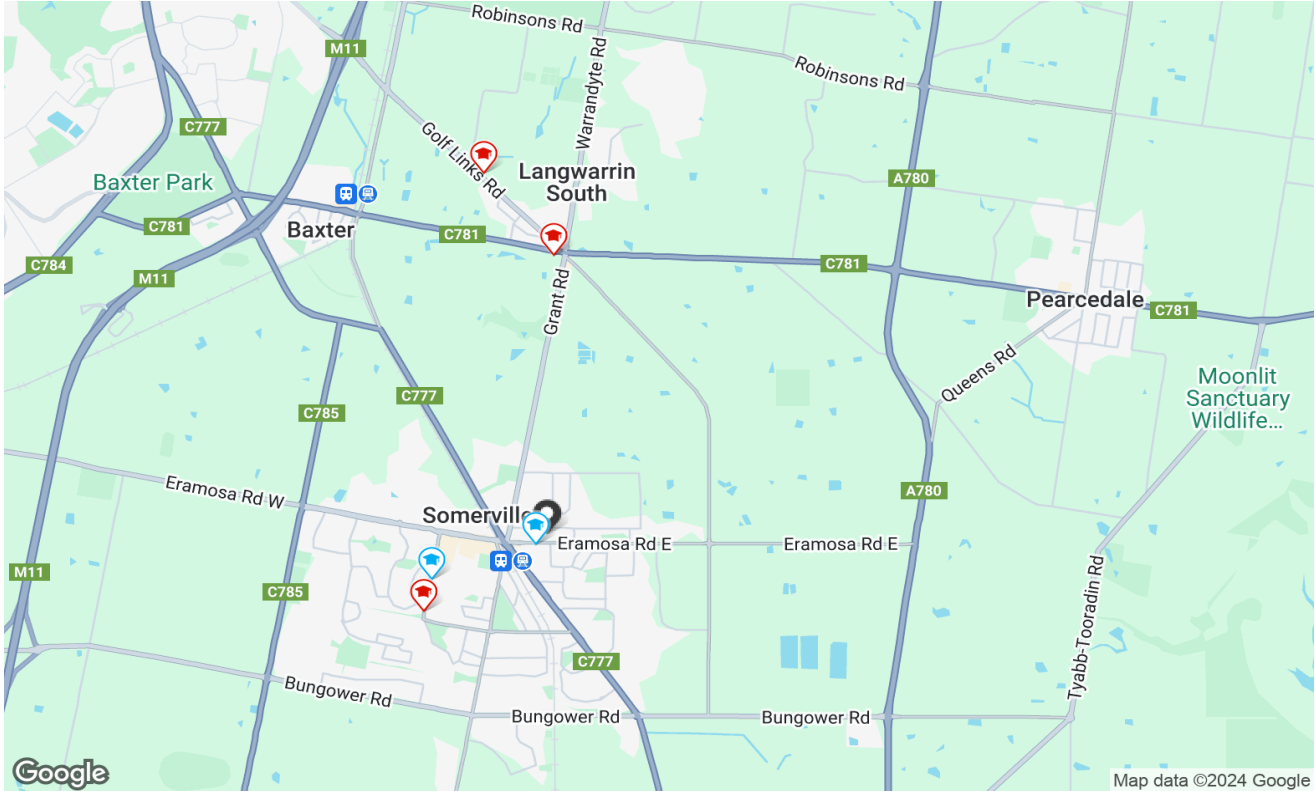
Demographic



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 \$807,000.

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 Primary School 37 Eramosa Road East Somerville VIC 3912	0.12km	Primary	Mixed	Government	0-6
	Somerville Secondary College 34 Blacks Camp Road Somerville VIC 3912	1.09km	Secondary	Mixed	Government	7-12
	Somerville Rise Primary School 34 Blacks Camp Road Somerville VIC 3912	1.31km	Primary	Mixed	Government	0-6
	Baxter Primary School 120 Grant Road Baxter VIC 3911	2.65km	Primary	Mixed	Government	0-6
	Woodleigh School 485 Golf Links Road Langwarrin South VIC 3911	3.48km	Combined	Mixed	Non-Government	0-12



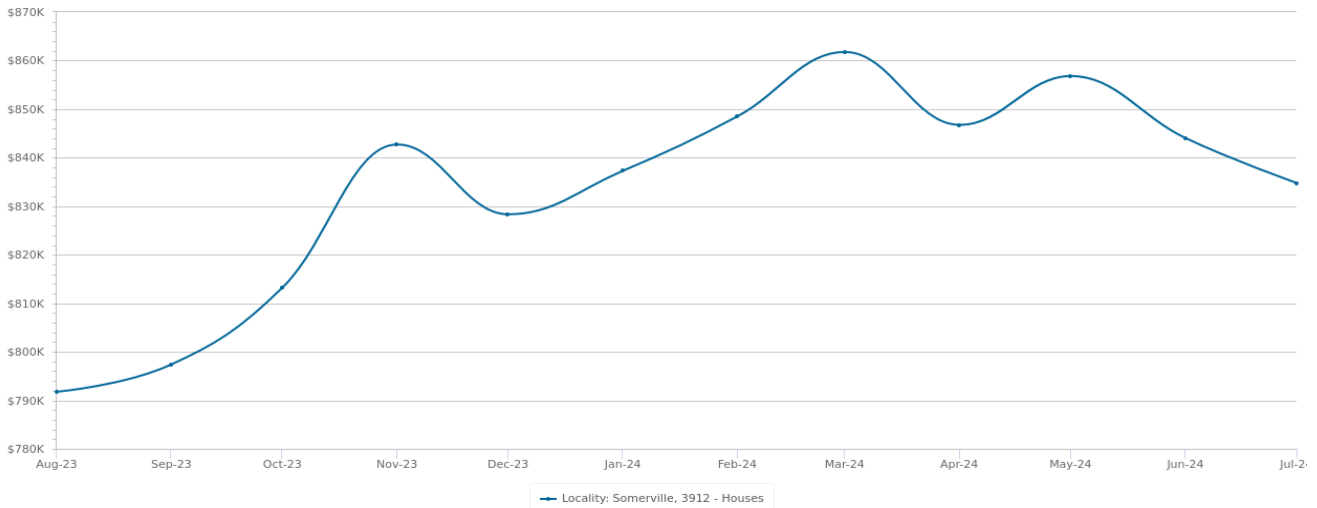
Property is within school catchment area



Property is outside school catchment area

Recent Market Trends

Median Value - 12 Months (House)

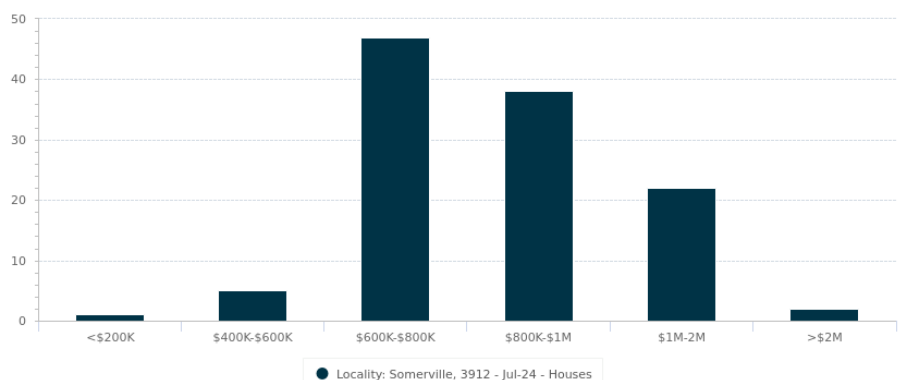


Statistics are calculated at the end of the displayed month

PERIOD	PROPERTIES SOLD	MEDIAN VALUE	GROWTH	DAYS ON MARKET	LISTINGS	ASKING RENT
Jul 2024	14	\$834,791	-1.1% ▼	28	30	\$595
Jun 2024	8	\$844,049	-1.5% ▼	29	30	\$580
May 2024	13	\$856,824	1.2% ▲	28	37	\$580
Apr 2024	9	\$846,766	-1.7% ▼	27	32	\$580
Mar 2024	8	\$861,774	1.6% ▲	32	31	\$580
Feb 2024	15	\$848,547	1.3% ▲	35	39	\$575
Jan 2024	6	\$837,306	1.1% ▲	35	35	\$575
Dec 2023	3	\$828,341	-1.7% ▼	35	31	\$575
Nov 2023	11	\$842,718	3.6% ▲	35	44	\$567
Oct 2023	11	\$813,237	2.0% ▲	34	40	\$555
Sep 2023	9	\$797,403	0.7% ▲	37	41	\$550
Aug 2023	8	\$791,764	-1.7% ▼	37	33	\$550

Sales by Price - 12 months (House)

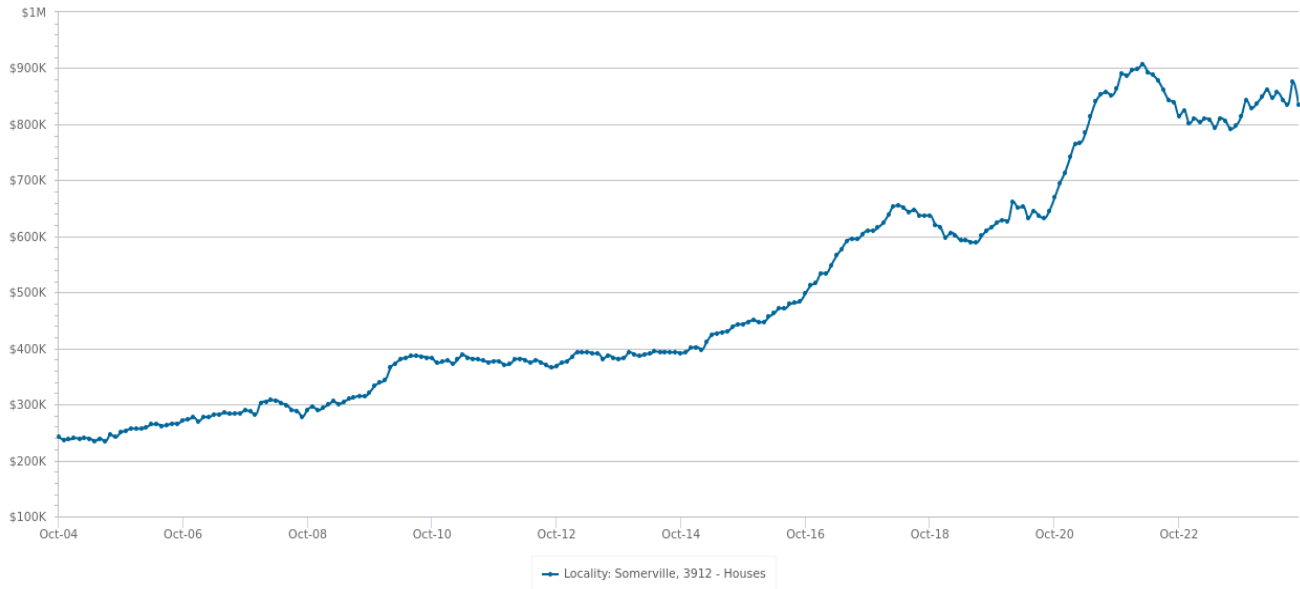
PRICE	NUMBER
<\$200K	1
200K-400K	0
\$400K-\$600K	5
\$600K-\$800K	47
\$800K-\$1M	38
\$1M-\$2M	22
>\$2M	2



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	115	\$835,650	4.8% ▲	28	133	\$580
2023	138	\$797,403	-5.0% ▼	39	180	\$550
2022	158	\$839,692	-1.4% ▼	14	178	\$520
2021	194	\$851,442	31.9% ▲	13	164	\$475
2020	156	\$645,463	5.7% ▲	19	132	\$455
2019	133	\$610,815	-4.1% ▼	38	175	\$425
2018	167	\$636,820	5.4% ▲	19	205	\$400
2017	162	\$604,303	24.7% ▲	14	195	\$400
2016	189	\$484,442	9.5% ▲	16	202	\$370
2015	172	\$442,565	12.6% ▲	20	202	\$360
2014	161	\$393,122	2.7% ▲	42	188	\$360
2013	140	\$382,702	4.7% ▲	26	205	\$340
2012	147	\$365,451	-2.7% ▼	51	231	\$340
2011	140	\$375,410	-2.2% ▼	41	208	\$340
2010	164	\$383,751	22.2% ▲	29	212	\$310
2009	180	\$314,126	13.0% ▲	36	238	\$300
2008	190	\$278,016	-2.2% ▼	37	235	\$280
2007	213	\$284,259	7.0% ▲	45	225	\$240
2006	200	\$265,685	10.0% ▲	49	216	\$222
2005	190	\$241,473	0.5% ▲	41	209	\$205

Summary

38A ERAMOSA ROAD EAST SOMERVILLE VIC 3912



Appraisal price range

Notes from your agent

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