

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

2/72 ERAMOSA ROAD WEST 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

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Somerville

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/83 GUELPH STREET SOMERVILLE VIC 3912	\$575,000	28-Jul-23
3/16 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$520,000	22-Aug-23

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.

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1/83 GUELPH STREET SOMERVILLE VIC 3912

Sold Price

RS

\$575,000

Sold Date

28-Jul-23



Distance

1.62km



3/16 ERAMOSA ROAD EAST SOMERVILLE VIC 3912

Sold Price

\$520,000

Sold Date

22-Aug-23



Distance

0.95km

RS = Recent sale

UN = Undisclosed Sale

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