

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

5/23 Guelph Street 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

Somerville

Period-from

01 Jul 2020

to

30 Jun 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

1/33 Guelph Street Somerville VIC 3912	\$500,000	23-Apr-21
9/42 Eramosa Road East Somerville VIC 3912	\$477,000	19-Apr-21
12/42 Eramosa Road East Somerville VIC 3912	\$500,000	01-May-21

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: 30 July 2021



1/33 Guelph Street Somerville VIC 3912

Sold Price

\$500,000

Sold Date

23-Apr-21

 2

 1

 1

Distance

0.09km



9/42 Eramosa Road East Somerville VIC 3912

Sold Price

\$477,000

Sold Date

19-Apr-21

 2

 1

 1

Distance

0.15km



12/42 Eramosa Road East Somerville VIC 3912

Sold Price

\$500,000

Sold Date

01-May-21

 2

 1

 1

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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