

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

22 George 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

\$699,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Somerville

Period-from

01 Mar 2019

to

29 Feb 2020

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

56 Melrose Terrace Somerville VIC 3912	\$850,000	09-Sep-19
56 Bayvista Rise Somerville VIC 3912	\$650,000	09-Aug-19
23 Forest Drive Somerville VIC 3912	\$810,000	06-Aug-19

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: 03 March 2020



56 Melrose Terrace Somerville VIC 3912

Sold Price

\$850,000

Sold Date

09-Sep-19

 3
  2
  2

Distance

1.21km



56 Bayvista Rise Somerville VIC 3912

Sold Price

\$650,000

Sold Date

09-Aug-19

 3
  2
  2

Distance

0.91km



23 Forest Drive Somerville VIC 3912

Sold Price

\$810,000

Sold Date

06-Aug-19

 3
  2
  2

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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