

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

2/1181 FRANKSTON-FLINDERS ROAD 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Somerville

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/15 JORDAN STREET SOMERVILLE VIC 3912	\$520,000	29-Dec-23
6/7 GUELPH STREET SOMERVILLE VIC 3912	\$450,000	23-Sep-23
2/5 ALFRED STREET SOMERVILLE VIC 3912	\$493,000	21-Sep-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.

This Statement of Information was prepared on: 21 February 2024



**2/15 JORDAN STREET
SOMERVILLE VIC 3912**

 2  1  1

Sold Price ^{RS} **\$520,000** Sold Date **29-Dec-23**

Distance **0.58km**



**6/7 GUELPH STREET SOMERVILLE
VIC 3912**

 2  1  1

Sold Price **\$450,000** Sold Date **23-Sep-23**

Distance **0.94km**



**2/5 ALFRED STREET SOMERVILLE
VIC 3912**

 2  1  1

Sold Price **\$493,000** Sold Date **21-Sep-23**

Distance **0.84km**

RS = Recent sale UN = Undisclosed Sale

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