

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

2/15 JORDAN 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

\$490,000

&

\$539,000

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

2/5 ALFRED STREET SOMERVILLE VIC 3912	\$493,000	21-Sep-23
3/4 SYDNEY STREET SOMERVILLE VIC 3912	\$530,000	08-Jul-23
7/1181 FRANKSTON-FLINDERS ROAD SOMERVILLE VIC 3912	\$505,000	18-Jun-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: 30 November 2023

Lisa Roberts

P 03 5979 2489

M 0488 910 368

E lisa@robertsparkinson.com.au



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

2 1 1

Sold Price

\$493,000

Sold Date

21-Sep-23

Distance

0.27km



**3/4 SYDNEY STREET SOMERVILLE
VIC 3912**

2 1 1

Sold Price

\$530,000

Sold Date

08-Jul-23

Distance

0.81km



**7/1181 FRANKSTON-FLINDERS
ROAD SOMERVILLE VIC 3912**

2 1 1

Sold Price

\$505,000

Sold Date

18-Jun-23

Distance

0.61km

RS = Recent sale

UN = Undisclosed Sale

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