

## 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

2B WORWONG AVENUE SOMERVILLE VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$590,000

&

\$645,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$767,000

Property type

House

Suburb

Somerville

Period-from

01 Apr 2023

to

31 Mar 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

5/72 ERAMOSA ROAD WEST SOMERVILLE VIC 3912	\$615,000	22-Dec-23
34 STORNOWAY DRIVE BAXTER VIC 3911	\$672,500	19-Dec-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: 23 April 2024



**5/72 ERAMOSA ROAD WEST  
SOMERVILLE VIC 3912**

2 1 2

Sold Price **\$615,000** Sold Date **22-Dec-23**

Distance **1.2km**



**34 STORNOWAY DRIVE BAXTER  
VIC 3911**

2 1 2

Sold Price **\$672,500** Sold Date **19-Dec-23**

Distance **4.59km**

RS = Recent sale      UN = Undisclosed Sale

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