

## 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

123 Clarendon Drive 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

\$650,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,000

Property type

House

Suburb

Somerville

Period-from

01 Jul 2019

to

30 Jun 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

4 Cameron Court Somerville VIC 3912	\$685,000	22-Feb-20
5 Cindy Court Somerville VIC 3912	\$671,000	03-Mar-20
17 Ruby Joy Drive Somerville VIC 3912	\$705,000	04-Apr-20

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: 01 July 2020



**4 Cameron Court Somerville VIC 3912**

 4  2  2

Sold Price **\$685,000** Sold Date **22-Feb-20**

Distance **0.24km**



**5 Cindy Court Somerville VIC 3912**

 3  2  2

Sold Price **\$671,000** Sold Date **03-Mar-20**

Distance **1.02km**



**17 Ruby Joy Drive Somerville VIC 3912**

 3  2  2

Sold Price **\$705,000** Sold Date **04-Apr-20**

Distance **1.86km**

RS = Recent sale      UN = Undisclosed Sale

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