

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

3 Wattle Gully Close 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

\$823,000

&

\$890,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

House

Suburb

Somerville

Period-from

01 Nov 2018

to

31 Oct 2019

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

9 Wyldwood Close Somerville VIC 3912	\$805,000	01-Jul-19
3 Oak Court Somerville VIC 3912	\$850,000	30-Aug-19
33 Chesterfield Road Somerville VIC 3912	\$800,000	14-May-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: 11 November 2019

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9 Wyldwood Close Somerville VIC 3912

 4  2  2

Sold Price

\$805,000

Sold Date

01-Jul-19

Distance

0.24km



3 Oak Court Somerville VIC 3912

 4  2  2

Sold Price

\$850,000

Sold Date

30-Aug-19

Distance

0.44km



33 Chesterfield Road Somerville VIC 3912

 3  2  2

Sold Price

\$800,000

Sold Date

14-May-19

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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