

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

1/1147 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$618,500

Property type

Unit

Suburb

Somerville

Period-from

01 Jul 2024

to

30 Jun 2025

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

3/27 ERAMOSA ROAD EAST SOMERVILLE VIC 3912	\$625,000	17-Jan-25
9/24 BRUCE DRIVE SOMERVILLE VIC 3912	\$673,000	20-Feb-25

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.

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Shaylee Sweetnam

M 0459906632

E shaylee@homesacreage.com.au



**3/27 ERAMOSA ROAD EAST
SOMERVILLE VIC 3912**

3 1 2

Sold Price **\$625,000** Sold Date **17-Jan-25**

Distance **0.48km**



**9/24 BRUCE DRIVE SOMERVILLE
VIC 3912**

3 1 2

Sold Price **\$673,000** Sold Date **20-Feb-25**

Distance **0.85km**

RS = Recent sale

UN = Undisclosed Sale

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