impact
REALTY GROUP

STATEMENT OF INFORMATION

54 PEMBROKE DRIVE, SOMERVILLE, VIC 3912

PREPARED BY KYLE REID, IMPACT REALTY GROUP, PHONE: 0406691300

impact
REALTY GROUP

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

54 PEMBROKE DRIVE, SOMERVILLE, VIC

4 1 -

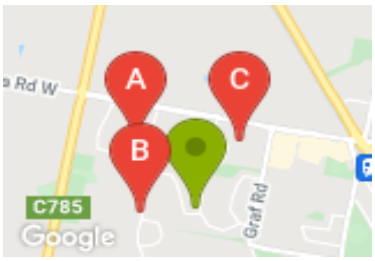
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: **$900,000 to $990,000**

Provided by: Kyle Reid, Impact Realty Group

MEDIAN SALE PRICE



SOMERVILLE, VIC, 3912

Suburb Median Sale Price (House)

$880,000

01 August 2021 to 31 October 2021

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

7 TREEHAVEN PL, SOMERVILLE, VIC 3912

4 2 2

Sale Price

$910,000

Sale Date: 19/06/2021

Distance from Property: 606m

A

76 CLARENDON DR, SOMERVILLE, VIC 3912

3 1 1

Sale Price

***$645,000**

Sale Date: 15/07/2021

Distance from Property: 364m

B

31 BEACONSFIELD CRT, SOMERVILLE, VIC

4 2 2

Sale Price

$1,100,000

Sale Date: 09/10/2021

Distance from Property: 557m

C

This report has been compiled on 15/11/2021 by Impact Realty Group. Property Data Solutions Pty Ltd 2021 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the E*state Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*
The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.
The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.
This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.
It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and postcode: 54 PEMBROKE DRIVE, SOMERVILLE, VIC 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: $900,000 to $990,000

Median sale price

Median price: $880,000 | Property type: Unit | Suburb: SOMERVILLE

Period: 01 August 2021 to 31 October 2021 | Source: pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
7 TREEHAVEN PL, SOMERVILLE, VIC 3912	$910,000	19/06/2021
76 CLARENDON DR, SOMERVILLE, VIC 3912	*$645,000	15/07/2021
31 BEACONSFIELD CRT, SOMERVILLE, VIC 3912	$1,100,000	09/10/2021

This Statement of Information was prepared on: 15/11/2021