

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

6/2 Blacks Camp 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Somerville

Period-from

01 Sep 2020

to

31 Aug 2021

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

4/13 Guelph Street Somerville VIC 3912	\$435,000	24-Apr-21
2/49 Guelph Street Somerville VIC 3912	\$440,000	11-Apr-21

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: 29 September 2021



4/13 Guelph Street Somerville VIC 3912

Sold Price

\$435,000

Sold Date

24-Apr-21

2 1 1

Distance

0.99km



2/49 Guelph Street Somerville VIC 3912

Sold Price

\$440,000

Sold Date

11-Apr-21

2 1 1

Distance

1.16km

RS = Recent sale

UN = Undisclosed Sale

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