

## 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

4 DEANSWOOD 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Somerville

Period-from

01 Feb 2022

to

31 Jan 2023

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

Address of comparable property	Price	Date of sale
55 DEANSWOOD DRIVE SOMERVILLE VIC 3912	\$740,000	14-Sep-22
102A CLARENDON DRIVE SOMERVILLE VIC 3912	\$715,000	24-Aug-22

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: 03 February 2023

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**55 DEANSWOOD DRIVE  
SOMERVILLE VIC 3912**

 3  1  2

Sold Price **\$740,000** Sold Date **14-Sep-22**

Distance **0.27km**



**102A CLARENDON DRIVE  
SOMERVILLE VIC 3912**

 3  1  2

Sold Price **\$715,000** Sold Date **24-Aug-22**

Distance **2.27km**

RS = Recent sale

UN = Undisclosed Sale

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