

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 Montrose Avenue, Somerville, VIC 3912

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

\$629,000

Median sale price

Median Price

\$815,000

Property type

House

Suburb

Somerville

Period-from

23 Mar 2022

to

08 Feb 2023

Source

Corelogic

Comparable property sales

These are numerous properties sold within 2 kilometres of the property for sale in the last 9 months that the estate agent or agent's representative considers to be most comparable to the property for sale (once renovated/cleaned up).

Address of comparable property see below



3 MONTROSE AVENUE SOMERVILLE

Sold Price **\$685,000**

Sold Date **20-Dec-22**

3

1

Distance **0.06km**



24 KINLORA DRIVE SOMERVILLE

Sold Price **\$690,000**

Sold Date **11-Oct-22**

3

1

1

Distance **1.21km**



2 ESSEX COURT SOMERVILLE VIC

Sold Price **\$712,000**

Sold Date **01-Feb-23**

3

1

2

Distance **0.57km**



15 MONTROSE AVENUE SOMERVILLE

Sold Price **\$730,000**

Sold Date **04-Jan-23**

3

1

2

Distance **0.11km**

**3 ZSI ZSI COURT SOMERVILLE**

Sold Price

\$732,000

Sold Date

04-Nov-22

3 1 1

Distance

1.42km**55 DEANSWOOD DRIVE SOMERVILLE**

Sold Price

\$740,000

Sold Date

14-Sep-22

3 1 2

Distance

0.94km**63 CLARENDON DRIVE SOMERVILLE**

Sold Price

\$782,500

Sold Date

15-Jul-22

3 1 2

Distance

1.09km**23 STANLEY STREET SOMERVILLE**

Sold Price

\$790,000

Sold Date

07-Apr-22

3 1 2

Distance

1.45km**12 MAJESTIC DRIVE SOMERVILLE**

Sold Price

\$795,000

Sold Date

25-May-22

3 1

Distance

1.12km**18 MAJESTIC DRIVE SOMERVILLE**

Sold Price

\$800,000

Sold Date

23-Mar-22

3 1 2

Distance

1.08km**22 ONE CHAIN ROAD SOMERVILLE**

Sold Price

\$800,000

Sold Date

05-May-22

3 1 2

Distance

1.01km**7 ZSI ZSI COURT SOMERVILLE**

Sold Price

\$805,000

Sold Date

21-Sep-22

3 1 2

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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