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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

9 Madeleine Court Somerville VIC 3912

 3  1  2

Indicative Selling Price

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

Range between \$580,000 & \$600,000

Median Sale Price

\$602,000 Houses in Somerville between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



19 Clarendon Drive Somerville VIC 3912	Sold Price	\$600,000^{UN}	Sold Date	19-Feb-19
 3  1  1			Distance	0.33km



5 Clarendon Drive Somerville VIC 3912	Sold Price	\$572,500	Sold Date	25-Feb-19
 3  1  2			Distance	0.4km



2 Zsi Zsi Court Somerville VIC 3912	Sold Price	\$635,000	Sold Date	18-Oct-18
 3  1  1			Distance	0.42km

RS = Recent sale

UN = Undisclosed Sale

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