

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

9 Leonina Court, Somerville, VIC 3912
Land size approx. 924sqm

Indicative selling price

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

Single Price

\$995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

Somerville

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic






Comparable property sales (*Delete A or B below as applicable)

A* These are the six 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

10 Applewood Rise, Somerville	Land approx. 1032sqm	 4  2  2	\$920,000	17-Nov-20
5 Diane Court, Somerville	Land approx. 1006sqm	 4  2  2	\$925,000	10-Nov-20
16 Austin Road, Somerville	Land approx. 1096sqm	 5  2  4	\$935,000	04-Nov-20
2 Petalnina Close, Somerville	Land approx. 745sqm	 4  2  2	\$952,000	16-Apr-21
28 Sweet Wattle Plc, Somerville	Land approx. 1032sqm	 5  3  2	\$955,000	15-Apr-21
4 Oak Court, Somerville	Land approx. 1282sqm	 4  2  2	\$999,999	27-Apr-21

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This Statement of Information was prepared on: 4 June 2021



10 Applewood Rise Somerville 3912
 Land size approx. 1032sqm

4 2 6

Sold Price **\$920,000** Sold Date **17-Nov-20**

Distance **1.61km**



5 Diane Court Somerville 3912
 Land size approx. 1006sqm

4 2 2

Sold Price **\$925,000** Sold Date **10-Nov-20**

Distance **1.07km**



16 Austin Road Somerville 3912
 Land size approx. 1096sqm

5 2 4

Sold Price **\$935,000** Sold Date **04-Nov-20**

Distance **0.1km**



2 Petalnina Close Somerville 3912
 Land size approx. 745sqm

4 2 2

Sold Price **\$952,000** Sold Date **16-Apr-21**

Distance **1.83km**



28 Sweet Wattle Place Somerville 3912
 Land size approx. 924sqm

5 3 2

Sold Price **\$955,000** Sold Date **15-Apr-21**

Distance **1.74km**



4 Oak Court Somerville VIC 3912
 Land size approx. 1282sqm

4 2 4

Sold Price **\$999,999** Sold Date **27-Apr-21**

Distance **1.73km**

RS = Recent sale

UN = Undisclosed Sale

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