

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

2 DEBORAH COURT, SOMERVILLE 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

or range
between

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

HOUSE

Suburb

SOMERVILLE

Period-from

1 / 07 / 19

to

30 / 09 / 19

Source

REIV

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

3 Carnaby Court Somerville VIC 3912 - Land size approx. 778m2	\$660,000	01-Sep-19
18 Lady Beverly Circuit Somerville VIC 3912 - Land size approx. 799m2	\$690,000	05-Sep-19
14 Blackwood Rise Somerville VIC 3912 - Land size approx. 1001m2	\$705,000	27-Jul-19

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: 19 November 2019



3 Carnaby Court Somerville VIC 3912

3 2 6

Land size approx. 778m2

Sold Price **\$660,000** Sold Date **01-Sep-19**

Distance **1.87km**



18 Lady Beverly Circuit Somerville VIC 3912

3 2 2

Land size approx. 799m2

Sold Price **\$690,000** Sold Date **05-Sep-19**

Distance **0.09km**



14 Blackwood Rise Somerville VIC 3912

3 2 2

Land size approx. 1001m2

Sold Price **\$705,000** Sold Date **27-Jul-19**

Distance **2.17km**

RS = Recent sale

UN = Undisclosed Sale

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