

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

8 Leicester Court Somerville VIC 3912

Indicative selling price

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

Single Price

or range
between

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Somerville

Period-from

01 Mar 2020

to

28 Feb 2021

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

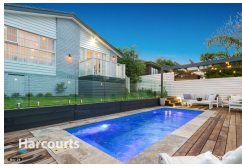
Date of sale

6 Rochester Road Somerville VIC 3912	\$677,500	13-Nov-20
2 Leicester Court Somerville VIC 3912	\$705,000	30-Dec-20
12 Peter Kent Drive Somerville VIC 3912	\$710,000	27-Oct-20

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: 30 March 2021



6 Rochester Road Somerville VIC 3912

Sold Price

\$677,500

Sold Date **13-Nov-20**

3 2 1

Distance **1.94km**



2 Leicester Court Somerville VIC 3912

Sold Price

\$705,000

Sold Date **30-Dec-20**

3 2 2

Distance **0.05km**



12 Peter Kent Drive Somerville VIC 3912

Sold Price

\$710,000

Sold Date **27-Oct-20**

3 2 2

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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