

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address
Including suburb and
postcode

9 FAY COURT, SOMERVILLE 3912

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

\$640,000 & \$690,000

Median sale price

Median Price

\$780,000

Property type

House

Suburb

Somerville

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

Comparable property sales

These are the 5 properties sold within 1.5 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.



**6 WOODSIDE CLOSE
SOMERVILLE 3912**

 2  1  1

Sold Price

\$677,000

Sold Date

28-Mar-24

Distance

1.8km



**29 NOTTINGHAM AVENUE
SOMERVILLE 3912**

 3  1  1

Sold Price

\$690,000

Sold Date

25-May-24

Distance

0.46km



**27 KINLORA DRIVE
SOMERVILLE 3912**

 3  1  2

Sold Price

\$710,000

Sold Date

11-Mar-24

Distance

2.07km



**39 CLARENDON DRIVE
SOMERVILLE 3912**

 3  1  3

Sold Price

\$715,000

Sold Date

11-Jul-24

Distance

0.11km



**16 HARROW AVENUE
SOMERVILLE 3912**

 3  1  2

Sold Price

\$720,000

Sold Date

09-May-24

Distance

1.32km