

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 - Suburb and Postcode

4 HARROW AVENUE, SOMERVILLE 3912 Land size approx. 684 sqm

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

\$780,000

&

\$830,000

Median Price

\$820,000

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

Comparable property sales

These are the 5 properties sold within 2 kilometers of the property for sale in the last 5 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**1 ROSE COURT
SOMERVILLE 3912**

3 **1** **1**

Land size approx. 651sqm

Sold Price

\$780,000

Sold Date

10-Oct-24

Distance

1.61km



**12 GEORGE STREET
SOMERVILLE 3912**

3 **2** **2**

Land size approx. 687 sqm

Sold Price

\$790,000

Sold Date

22-Jan-25

Distance

0.87km



**8 BANBURY COURT
SOMERVILLE 3912**

3 **2** **1**

Land size approx. 680 sqm

Sold Price

\$795,000

Sold Date

04-Nov-24

Distance

0.1km



**130 CLARENDON DRIVE
SOMERVILLE 3912**

3 **1** **2**

Land size approx. 658 sqm

Sold Price

\$800,000

Sold Date

20-Nov-24

Distance

0.95km



**10 BERNARD COURT
SOMERVILLE 3912**

4 **2** **2**

Land size approx. 611 sqm

Sold Price

\$821,000

Sold Date

25-Jan-25

Distance

1.1km