

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

3 Durham Court, Somerville, 3912 - Land size *700m2

Indicative selling price

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

\$750,000

&

\$790,000

Median sale price

Median Price

\$770,000

Property type

House

Suburb

Somerville

Period-from

01 Feb 2021

to

31 Jan 2022

Source

Corelogic

Comparable property sales

These are the five properties sold within two kilometres of the property for sale in the last 3 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
44 Deanswood Drive Somerville 3912 *Land size 514m2  3  2 	\$755,000	15-Dec-21
1 Clarendon Drive Somerville 3912 *Land size 695m2  3  2  2	\$768,000	23-Dec-21
14 Nottingham Avenue Somerville 3912 *Land size 694m2  3  1  1	\$785,000	17-Dec-21
2 Colchester Court Somerville 3912 *Land size 804m2  3  2  2	\$787,000	04-Dec-21
3 Colchester Court Somerville 3912 *Land size 797m2  3  1  2	\$825,000	28-Jan-21

consumer.vic.gov.au



This Statement of Information was prepared on: 08 February 2022

*all approximates only



44 Deanswood Drive Somerville 3912

Sold Price **\$755,000** Sold Date **15-Dec-21**

3

2

1

Distance **1.7km**



1 Clarendon Drive Somerville 3912

Sold Price **\$768,000** Sold Date **23-Dec-21**

3

2

2

Distance **0.73km**



14 Nottingham Avenue Somerville 3912

Sold Price **\$785,000** Sold Date **17-Dec-21**

3

1

1

Distance **0.15km**



2 Colchester Court Somerville 3912

Sold Price **\$787,000** Sold Date **04-Dec-21**

3

2

2

Distance **0.37km**



3 Colchester Court Somerville 3912

Sold Price **\$825,000** Sold Date **28-Jan-22**

3

1

2

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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