

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 DEANSWOOD DRIVE 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

\$750,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Somerville

Period-from

01 Mar 2022

to

28 Feb 2023

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

1 WESTMINSTER COURT SOMERVILLE VIC 3912	\$800,000	06-Oct-22
9 MELROSE TERRACE SOMERVILLE VIC 3912	\$780,000	19-Dec-22
7 PENTON COURT SOMERVILLE VIC 3912	\$798,000	14-Nov-22

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: 04 March 2023

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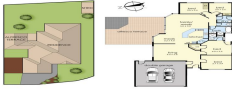


1 WESTMINSTER COURT SOMERVILLE VIC 3912

3 2 2

Sold Price **\$800,000** Sold Date **06-Oct-22**

Distance **0.14km**



9 MELROSE TERRACE SOMERVILLE VIC 3912

4 2 2

Sold Price **\$780,000** Sold Date **19-Dec-22**

Distance **0.74km**

9 Melrose Terrace, Somerville



7 PENTON COURT SOMERVILLE VIC 3912

3 2 2

Sold Price **\$798,000** Sold Date **14-Nov-22**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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