

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 SOLWOOD 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Somerville

Period-from

01 Aug 2023

to

31 Jul 2024

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

2 STEFAN COURT SOMERVILLE VIC 3912	\$1,110,000	20-Feb-24
13 SWAMP GUM PLACE SOMERVILLE VIC 3912	\$1,100,000	22-Jul-24
2 JULIAN COURT SOMERVILLE VIC 3912	\$1,100,000	29-Jul-24

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.~~

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**2 STEFAN COURT SOMERVILLE
VIC 3912**

4 2 2

Sold Price

\$1,110,000

Sold Date

20-Feb-24

Distance

0.36km



**13 SWAMP GUM PLACE
SOMERVILLE VIC 3912**

4 2 3

Sold Price

^{RS} **\$1,100,000**

Sold Date

22-Jul-24

Distance

1.04km



**2 JULIAN COURT SOMERVILLE VIC
3912**

4 2 2

Sold Price

^{RS} **\$1,100,000** ^{UN}

Sold Date

29-Jul-24

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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