

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

11 CLAIRMONT CLOSE, SOMERVILLE, VIC 3912

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

\$700,000

&

\$750,000

Median sale price

Median Price

\$815,000

Property type

House

Suburb

Somerville

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

Comparable property sales

These are the 4 properties sold within 3 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

43 DEANSWOOD DRIVE SOMERVILLE 3912	 3  1  1	\$730,000	20-Jul-22
55 DEANSWOOD DRIVE SOMERVILLE 3912	 3  1  2	\$740,000	14-Sep-22
3 IBIS COURT BAXTER 3911	 3  1  2	\$770,000	01-Nov-22
63 CLARENDON DRIVE, SOMERVILLE 3912	 3  1  2	\$782,500	15-Jul-22

consumer.vic.gov.au



This Statement of Information was prepared on: 17 January 2023



43 DEANSWOOD DRIVE SOMERVILLE Sold Price **\$730,000** Sold Date **20-Jul-22**

Land size approx. 546sqm

3 1 1

Distance **1.67km**



55 DEANSWOOD DRIVE SOMERVILLE Sold Price **\$740,000** Sold Date **14-Sep-22**

Land size approx. 517sqm

3 1 2

Distance **1.67km**



3 IBIS COURT BAXTER

Sold Price **\$770,000** Sold Date **01-Nov-22**

Land size approx. 578sqm

3 1 2

Distance **3.25km**



63 CLARENDON DRIVE SOMERVILLE

Sold Price **\$782,500** Sold Date **15-Jul-22**

Land size approx. 659sqm

3 1 2

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.