

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

5 VISTA COURT, SOMERVILLE, 3912 - Land size 8016sqm

Indicative selling price

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

\$1,450,000

&

\$1,550,000

Median sale price

Median Price

\$685,000

Property type

House

Suburb

Somerville

Period-from

01 Jul 2020

to

30 Jun 2021

Source

Corelogic

These are the 4 properties sold within seven 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

19 McLaurin Drive, Tyabb 3913	Land size approx. 8047sqm	\$1,400,000	15-Feb-21
46 Island View Drive, Tyabb 3913	Land size approx. 5416sqm	\$1,410,000	22-Mar-21
10 Gerards Way, Tyabb 3913	Land size approx. 8602sqm	\$1,500,000	26-Jun-21
14 Nirvana Close, Langwarrin 3911	Land size approx. 10,000sqm	\$1,520,000	14-Apr-21

consumer.vic.gov.au



This Statement of Information was prepared on: 04 July 2021



19 McLaurin Drive Tyabb 3913

Sold Price **\$1,400,000** Sold Date **15-Feb-21**

5 3 2

Distance **1.53km**



46 Island View Drive Tyabb 3913

Sold Price **\$1,410,000** Sold Date **22-Mar-21**

5 3 2

Distance **2.16km**



10 Gerards Way Tyabb 3913

Sold Price **\$1,500,000** Sold Date **26-Jun-21**

5 2 4

Distance **3.13km**



14 Nirvana Close Langwarrin Sth 3911

Sold Price **\$1,520,000** Sold Date **14-Apr-21**

3 2 10

Distance **7.15km**

RS = Recent sale

UN = Undisclosed Sale

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