

## 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

7 BRIAR CLOSE SOMERVILLE VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Somerville

Period-from

01 Sep 2021

to

31 Aug 2022

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

7 FAY COURT SOMERVILLE VIC 3912	\$820,000	16-Aug-22
5 CALLUM AVENUE SOMERVILLE VIC 3912	\$825,000	03-May-22
5 CONWAY COURT SOMERVILLE VIC 3912	\$900,000	26-Mar-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: 07 September 2022


**7 FAY COURT SOMERVILLE VIC 3912**
 3  2  2

Sold Price

<sup>RS</sup>
**\$820,000**

Sold Date

**16-Aug-22**

Distance

**0.89km**

**5 CALLUM AVENUE SOMERVILLE VIC 3912**
 3  2  2

Sold Price

**\$825,000**

Sold Date

**03-May-22**

Distance

**1.36km**

**5 CONWAY COURT SOMERVILLE VIC 3912**
 4  2  4

Sold Price

**\$900,000**

Sold Date

**26-Mar-22**

Distance

**0.63km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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