

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 LEICESTER 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)

\$540,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

House

Suburb

Somerville

Period-from

01 Mar 2019

to

29 Feb 2020

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

17 Sullivan Drive Somerville VIC 3912	\$610,000	11-Dec-19
13 Cameron Court Somerville VIC 3912	\$615,000	17-Dec-19
2 Buckingham Close Somerville VIC 3912	\$630,000	24-Jan-20

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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17 Sullivan Drive Somerville VIC 3912

3 2 2

Sold Price

\$610,000

Sold Date

11-Dec-19

Distance

0.99km



13 Cameron Court Somerville VIC 3912

3 2 2

Sold Price

\$615,000

Sold Date

17-Dec-19

Distance

1.94km



2 Buckingham Close Somerville VIC 3912

3 2 1

Sold Price

^{RS} **\$630,000**

Sold Date

24-Jan-20

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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