

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

4 CAMERON 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)

\$660,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

HOUSE

Suburb

SOMERVILLE

Period-from

1 Oct 2019

to

31 Dec 2019

Source

Median Data - December Quarter
REIV

Comparable property sales

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

18 Lady Beverly Circuit Somerville VIC 3912	\$690,000	05-Sep-19
26 Ruby Joy Drive Somerville VIC 3912	\$675,000	06-Jul-16
2 Deborah Court Somerville VIC 3912	\$676,000	29-Nov-19

This Statement of Information was prepared on: 31 January 2020



18 Lady Beverly Circuit Somerville VIC 3912

 3  2  3

Sold Price **\$690,000**

Sold Date **05-Sep-19**

Distance **0.11km**



26 Ruby Joy Drive Somerville VIC 3912

 4  2  2

Sold Price **\$675,000**

Sold Date **06-Jul-16**

Distance **1.91km**



2 Deborah Court Somerville VIC 3912

 3  2  2

Sold Price **\$676,000**

Sold Date **29-Nov-19**

Distance **0.11km**

RS = Recent sale

UN = Undisclosed Sale

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