

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

3 Compass Court, Somerville, VIC 3912

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

\$1,670,000

&

\$1,770,000

Median sale price

Median Price

\$1,493,250

Property type

House/Semi Rural

Suburb

Somerville

Period-from

01 Mar 2021

to

28 Feb 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.~~

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.

consumer.vic.gov.au



This Statement of Information was prepared on: 03 March 2022