

Statement of Information Single residential property located in the Melbourne metropolitan area

Property offe	ered for sale		Section 47AF of the Estate Agents Act 1980								
Address - S	uburb and Postco	de 7 VAN	7 VANESSA COURT, SOMERVILLE 3912								
Indicative sel	l ing price For the mea	ning of this price s	ee consumer.vic.go	v.au/u	nderquoting	\$800,000	8	\$850,000			
Median Price	\$820,000	Period-from	01 Feb 2024	to	31 Jan 2025	Source	Corelogic				

Comparable property sales

These are the 4 properties sold within 2 kilometers of the property for sale in the last 4 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	1 STATION STREET SOMERVILLE 3912 $\blacksquare 4 2 \bigcirc 2$	Sold Price	\$840,000	Sold Date Distance	14-Dec-24 0.4km
Longerse	10 BERNARD COURT SOMERVILLE 3912 $\blacksquare 4 {\bigtriangleup} 2 \bigcirc 2$	Sold Price	\$821,000	Sold Date Distance	25-Jan-25 0.41km
	130 CLARENDON DRIVE SOMERVILLE 3912 $3 + 1 \approx 2$	Sold Price	\$800,000	Sold Date Distance	20-Nov-24 1.72km
	2 DEBORAH COURT SOMERVILLE 3912 $\boxed{\bigcirc} 3$ $\textcircled{\bigcirc} 2$ $\bigcirc 2$	Sold Price	\$840,000	Sold Date Distance	29-Nov-19 1.78km

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