

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

7 VANESSA COURT, SOMERVILLE 3912

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

\$800,000

&

\$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**

 4  2  2

Sold Price

\$840,000

Sold Date

14-Dec-24

Distance

0.4km



**10 BERNARD COURT
SOMERVILLE 3912**

 4  2  2

Sold Price

\$821,000

Sold Date

25-Jan-25

Distance

0.41km



**130 CLARENDON DRIVE
SOMERVILLE 3912**

 3  1  2

Sold Price

\$800,000

Sold Date

20-Nov-24

Distance

1.72km



**2 DEBORAH COURT
SOMERVILLE 3912**

 3  2  2

Sold Price

\$840,000

Sold Date

29-Nov-19

Distance

1.78km