

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 SOLWOOD COURT, SOMERVILLE 3912 - Land Size *868m2

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

\$880,000

&

\$960,000

Median sale price

Median Price

\$748,000

Property type

House

Suburb

Somerville

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

Comparable property sales

These are the seven 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

133 Clarendon Drive Somerville 3912	Land size approx. *782m2	\$895,000	20-Dec-21
19 Pembroke Drive Somerville 3912	Land size approx. *805m2	\$905,000	13-Oct-21
3 Kent Place Somerville 3912	Land size approx. *738m2	\$925,000	20-Oct-21
1 Arleon Court Somerville 3912	Land size approx. *735m2	\$942,500	13-Dec-21
16 Chesterfield Road Somerville 3912	Land size approx. *820m2	\$920,000	30-Nov-21
5 Maya Court Somerville 3912	Land size approx. *784m2	\$985,000	13-Dec-21
8 Palagia Court Somerville 3912	Land size approx. *735m2	\$980,000	10-Oct-21

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This Statement of Information was prepared on: 03 January 2022



133 Clarendon Drive Somerville 3912
Land size approx. *782m2

3 2 2

Sold Price **\$895,000** Sold Date **20-Dec-21**

Distance **0.14km**



19 Pembroke Drive Somerville 3912
Land size approx. *805m2

4 2 2

Sold Price **\$905,000^{UN}** Sold Date **13-Oct-21**

Distance **0.78km**



3 Kent Place Somerville 3912
Land size approx. *738m2

5 2 2

Sold Price **\$925,000** Sold Date **20-Oct-21**

Distance **0.31km**



1 Arleon Court Somerville 3912
Land size approx. *735m2

3 2 2

Sold Price **\$942,500^{UN}** Sold Date **13-Dec-21**

Distance **0.16km**



16 Chesterfield Road Somerville 3912
Land size approx. *820m2

4 2 2

Sold Price **\$920,000** Sold Date **30-Nov-21**

Distance **1.63km**



5 Maya Court Somerville 3912
Land size approx. *784m2

4 2 2

Sold Price **\$985,000^{UN}** Sold Date **30-Dec-21**

Distance **2.13km**



8 Palagia Court Somerville 3912
Land size approx. *735m2

4 2 2

Sold Price **\$980,000** Sold Date **10-Dec-21**

Distance **2.17km**

RS = Recent sale

UN = Undisclosed Sale

* = Approximates Only

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