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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

23 Mitch Court Somerville VIC 3912

 4  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$730,000

## Median Sale Price




\$602,000 Houses in Somerville between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic




## Comparable Property Sales

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.






**20 Mitch Court Somerville VIC 3912** Sold Price **\$715,000** Sold Date **25-Oct-18**  
 3  2  2 Distance **0.05km**



**18 Mitch Court Somerville VIC 3912** Sold Price **\$705,000** Sold Date **08-Mar-19**  
 4  2  2 Distance **0.08km**



**1 Miriam Court Somerville VIC 3912** Sold Price **\$690,000** Sold Date **31-Jan-18**  
 4  2  2 Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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