

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

7 Banbury Court Somerville VIC 3912

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Somerville

Period-from

01 Jun 2020

to

31 May 2021

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:

Address of comparable property

Price

Date of sale

24 George Street Somerville VIC 3912	\$780,000	10-Apr-21
5 Melrose Terrace Somerville VIC 3912	\$762,000	01-Feb-21

OR

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.

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24 George Street Somerville VIC 3912

3 2 2

Sold Price

\$780,000

Sold Date

10-Apr-21

Distance

0.95km



5 Melrose Terrace Somerville VIC 3912

3 2 2

Sold Price

\$762,000

Sold Date

01-Feb-21

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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