

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

5 Conway 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Somerville

Period-from

01 Mar 2021

to

28 Feb 2022

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

19 Pembroke Drive Somerville VIC 3912	\$905,000	13-Oct-21
23 Rochester Road Somerville VIC 3912	\$850,000	28-Jun-21
31 Beaconsfield Court Somerville VIC 3912	\$1,100,000	09-Oct-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.~~

This Statement of Information was prepared on: 04 March 2022



19 Pembroke Drive Somerville VIC 3912

 4  2  2

Sold Price

\$905,000

Sold Date

13-Oct-21

Distance

0.21km



23 Rochester Road Somerville VIC 3912

 3  2  2

Sold Price

\$850,000

Sold Date

28-Jun-21

Distance

0.34km



31 Beaconsfield Court Somerville VIC 3912

 4  2  2

Sold Price

\$1,100,000

Sold Date

09-Oct-21

Distance

0.3km



30 Pembroke Drive Somerville VIC 3912

 3  2  3

Sold Price

^{RS} **\$825,000**

Sold Date

08-Dec-21

Distance

0.17km



20 Madeleine Court Somerville VIC 3912

 4  3  2

Sold Price

\$900,000

Sold Date

28-Jul-21

Distance

0.29km



54 Pembroke Drive Somerville VIC 3912

 5  3  5

Sold Price

^{RS} **\$1,130,000**

Sold Date

04-Feb-22

Distance

0.28km

RS = Recent sale

UN = Undisclosed Sale

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