

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

10 HARROW AVENUE, SOMERVILLE VIC 3912

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

\$850,000

&

\$895,000

Median sale price

Median Price

\$790,000

Property type

House

Suburb

Somerville

Period-from

01 Jul 2022

to

30 Jun 2023

Source


Corelogic

These are the 5 properties sold within 2 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

44 MELROSE TERRACE SOMERVILLE 3912	 4  2  2	\$845,000	05-Apr-23
14 FAY COURT SOMERVILLE 3912	 4  2  2	\$860,000	18-May-23
14 GOMMS ROAD SOMERVILLE 3912	 4  2  2	\$890,000	02-May-23
1A DIANE COURT SOMERVILLE 3912	 4  2  2	\$925,000	07-Jan-23
2 TREEHAVEN PLACE SOMERVILLE 3912	 3  2  2	\$935,000	25-Mar-23

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**44 MELROSE TERRACE
SOMERVILLE 3912**

4 2 2

 Sold Price **\$845,000** Sold Date **05-Apr-23**

 Distance **1.25km**

**14 FAY COURT
SOMERVILLE 3912**

4 2 2

 Sold Price **\$860,000** Sold Date **18-May-23**

 Distance **1.4km**

**14 GOMMS ROAD
SOMERVILLE 3912**

4 2 2

 Sold Price **\$890,000** Sold Date **02-May-23**

 Distance **1.5km**

**1A DIANE COURT
SOMERVILLE 3912**

4 2 2

 Sold Price **\$925,000** Sold Date **07-Jan-23**

 Distance **1.46km**

**2 TREEHAVEN PLACE
SOMERVILLE 3912**

3 2

 Sold Price **\$935,000** Sold Date **25-Mar-23**

 Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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