

## 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 LADY BEVERLY CIRCUIT SOMERVILLE VIC 3912

### Indicative selling price

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

Single Price

or range  
between

\$750,000

&

\$795,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Somerville

Period-from

01 Feb 2024

to

31 Jan 2025

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

3 CARLA COURT SOMERVILLE VIC 3912	\$760,000	18-Sep-24
1 ROSE COURT SOMERVILLE VIC 3912	\$780,000	10-Oct-24
57 CABERNET DRIVE SOMERVILLE VIC 3912	\$800,000	30-Jan-25

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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**3 CARLA COURT SOMERVILLE VIC 3912**

3 1 2

Sold Price **\$760,000** Sold Date **18-Sep-24**

Distance **0.35km**



**1 ROSE COURT SOMERVILLE VIC 3912**

3 1 1

Sold Price **\$780,000** Sold Date **10-Oct-24**

Distance **0.68km**



**57 CABERNET DRIVE SOMERVILLE VIC 3912**

3 2 2

Sold Price <sup>RS</sup> **\$800,000** <sup>UN</sup> Sold Date **30-Jan-25**

Distance **0.71km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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