

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

47 BEACONSFIELD COURT SOMERVILLE 3912

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

\$935,000

&

\$995,000

Median sale price

Median Price	\$764,250	Property type	House	Suburb	Somerville
Period-from	01 Mar 2023	to	29 Feb 2024	Source	Corelogic

Comparable property sales

These are 4 properties that sold within 2 kilometres of the property in the last 12 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
1 ALAN GEORGE TERRACE SOMERVILLE 3912	532sqm	\$950,000	28-Apr-23
34 PETALNINA CLOSE SOMERVILLE 3912	421sqm	\$970,000	16-Nov-23
32 MELROSE TERRACE SOMERVILLE 3912	567sqm	\$1,002,000	04-Nov-23
26 ALAN GEORGE TERRACE SOMERVILLE 3912	520sqm	\$1,000,000	26-Feb-24



1 ALAN GEORGE TERRACE SOMERVILLE 3912

4 2 2

Sold Price **\$950,000** Sold Date **28-Apr-23**

Distance **1.75km**



34 PETALNINA CLOSE SOMERVILLE 3912

3 2 2

Sold Price **\$970,000** Sold Date **16-Nov-23**

Distance **1.98km**



32 MELROSE TERRACE SOMERVILLE 3912

4 2 2

Sold Price **\$1,002,000** Sold Date **04-Nov-23**

Distance **1.6km**



26 ALAN GEORGE TERRACE SOMERVILLE 3912

4 2 2

Sold Price **\$1,000,000** Sold Date **26-Feb-24**

Distance **1.97km**

RS = Recent sale UN = Undisclosed Sale

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