

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 (*Delete single price or range as applicable)

Single Price

or range
between

\$795,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

House

Suburb

Somerville

Period-from

01 Nov 2023

to

31 Oct 2024

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

2 REX COURT SOMERVILLE VIC 3912	\$825,000	17-May-24
3 DOMINO COURT SOMERVILLE VIC 3912	\$800,000	05-Jul-24
11 MADELEINE COURT SOMERVILLE VIC 3912	\$865,000	29-May-24

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: 12 November 2024

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2 REX COURT SOMERVILLE VIC 3912

3 2 2

Sold Price **\$825,000** Sold Date **17-May-24**

Distance **0.05km**



3 DOMINO COURT SOMERVILLE VIC 3912

3 2 4

Sold Price **\$800,000** Sold Date **05-Jul-24**

Distance **0.19km**



11 MADELEINE COURT SOMERVILLE VIC 3912

3 2 2

Sold Price **\$865,000** Sold Date **29-May-24**

Distance **0.47km**



31 PEMBROKE DRIVE SOMERVILLE VIC 3912

- - -

Sold Price ^{RS} **\$855,000** Sold Date **16-Aug-24**

Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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