

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

6 PAMELA 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

\$950,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Somerville

Period-from

01 Aug 2021

to

31 Jul 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

3 DUDLEY COURT SOMERVILLE VIC 3912	\$980,000	15-Mar-22
18 STATION STREET SOMERVILLE VIC 3912	\$960,000	18-Feb-22
3 DEBORAH COURT SOMERVILLE VIC 3912	\$975,000	10-Feb-22

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: 03 August 2022



3 DUDLEY COURT SOMERVILLE VIC 3912

Sold Price **\$980,000** Sold Date **15-Mar-22**

4 2 2

Distance **0.24km**



18 STATION STREET SOMERVILLE VIC 3912

Sold Price **\$960,000** Sold Date **18-Feb-22**

3 2 2

Distance **1.69km**



3 DEBORAH COURT SOMERVILLE VIC 3912

Sold Price **\$975,000** Sold Date **10-Feb-22**

4 2 2

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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