

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

12 GEORGE STREET, SOMERVILLE VIC 3912

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

\$780,000

&

\$840,000

Median Price

\$820,000

Period-from

01 Nov 2023

to

31 Oct 2024

Source

Corelogic

Comparable property sales

These are the 6 properties sold within 2 kilometers of the property in the last 6 months, that the estate agent considers to be most comparable to the property for sale.



**8 BANBURY COURT
SOMERVILLE 3912**

 3  2  1

Sold Price

\$790,000

Sold Date

12-Nov-24

Distance

0.91km



**3 DOMINO COURT
SOMERVILLE 3912**

 3  2  4

Sold Price

\$800,000

Sold Date

05-Jul-24

Distance

1.09km



**20 MADELEINE COURT
SOMERVILLE 3912**

 4  3  2

Sold Price

\$803,000

Sold Date

12-Jun-24

Distance

0.97km



**6 OWEN COURT
SOMERVILLE 3912**

 3  2  4

Sold Price

\$825,000

Sold Date

02-Aug-24

Distance

1.03km



**2 REX COURT
SOMERVILLE 3912**

 3  2  2

Sold Price

\$825,000

Sold Date

17-May-24

Distance

1.14km



**11 MADELEINE COURT
SOMERVILLE 3912**

 3  2  2

Sold Price

\$865,000

Sold Date

29-May-24

Distance

0.89km