

## 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

10 Durham Court, Somerville - \*Land size 775m2

**Indicative selling price** For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

\$690,000

&

\$740,000

### Median sale price

Median Price

\$815,000

Property type

House

Suburb

Somerville

Period-from

01 Jan 2022

to





31 Dec 2022

Source

Corelogic

### Comparable property sales

These are the 4 properties sold within 2 kilometres of the property for sale in the last 4 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
15 Montrose Avenue, Somerville *Land Size 629m2  3  1  2	\$730,000	04-Jan-23
3 Zsi Zsi Court, Somerville *Land Size 829m2  3  1  1	\$732,000	04-Nov-22
55 Deanswood Drive, Somerville *Land Size 517m2  3  1  2	\$740,000	14-Sep-22
7 Zsi Zsi Court, Somerville *Land Size 695m2  3  1  2	\$805,000	21-Sep-22

[consumer.vic.gov.au](https://consumer.vic.gov.au)



This Statement of Information was prepared on: 29 January 2023

\* = Approximates only



## 15 MONTROSE AVENUE SOMERVILLE

Sold Price **\$730,000** Sold Date **04-Jan-23**

**\*Land Size 629m2**

3 1 2

Distance **0.81km**



## 3 ZSI ZSI COURT SOMERVILLE

Sold Price **\$732,000** Sold Date **04-Nov-22**

**\*Land Size 829m2**

3 1 1

Distance **0.72km**



## 55 DEANSWOOD DRIVE SOMERVILLE

Sold Price **\$740,000** Sold Date **14-Sep-22**

**\*Land Size 517m2**

3 1 2

Distance **1.61km**



## 7 ZSI ZSI COURT SOMERVILLE

Sold Price **\$805,000** Sold Date **21-Sep-22**

**\*Land Size 695m2**

3 1 2

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

**\* = Approximates only**

**DISCLAIMER** Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.