

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

7 PENTON 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

\$749,000

&

\$799,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$813,000

Property type

House

Suburb

Somerville

Period-from

01 Nov 2021

to

31 Oct 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

1 WESTMINSTER COURT SOMERVILLE VIC 3912	\$800,000	06-Oct-22
20 SULLIVAN DRIVE SOMERVILLE VIC 3912	\$750,000	04-Oct-22
5 ORCHARD COURT SOMERVILLE VIC 3912	\$777,000	02-Aug-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: 02 November 2022



**1 WESTMINSTER COURT
SOMERVILLE VIC 3912**

 3  2  2

Sold Price ^{RS} **\$800,000** Sold Date **06-Oct-22**

Distance **1km**



**20 SULLIVAN DRIVE SOMERVILLE
VIC 3912**

 3  2  2

Sold Price ^{RS} **\$750,000** ^{UN} Sold Date **04-Oct-22**

Distance **1.32km**



**5 ORCHARD COURT SOMERVILLE
VIC 3912**

 3  2  -

Sold Price **\$777,000** Sold Date **02-Aug-22**

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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