

## 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

5 Kimtara Court, Somerville 3912

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

\$790,000

-

\$850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

House

Suburb

Somerville

Period-from

01 Sep 2021

to

31 Aug 2022

Source

Corelogic

### Comparable property sales

These are the 5 properties sold within 2 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

7 FAY COURT SOMERVILLE 3912	 3  2  2	\$820,000	16-Aug-22
8 CAMERON COURT SOMERVILLE 3912	 3  2  2	\$850,000	08-Jun-22
106 CLARENDON DRIVE SOMERVILLE 3912	 3  2  2	\$830,000	28-Jun-22
55 PEMBROKE DRIVE SOMERVILLE 3912	 3  2  2	\$810,000	30-Jun-22
13 MELROSE TERRACE SOMERVILLE 3912	 3  2  2	\$812,500	10-Aug-22

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



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## 7 FAY COURT SOMERVILLE 3912

Sold Price **\$820,000** Sold Date **16-Aug-22**

3 2 2

Distance **0.37km**



## 8 CAMERON COURT SOMERVILLE 3912

Sold Price **\$850,000** Sold Date **08-Jun-22**

3 2 2

Distance **0.34km**



## 106 CLARENDON DRV SOMERVILLE 3912

Sold Price **\$830,000** Sold Date **28-Jun-22**

3 2 2

Distance **0.38km**



## 55 PEMBROKE DRIVE SOMERVILLE 3912

Sold Price **\$810,000** Sold Date **30-Jun-22**

3 2 2

Distance **0.38km**



## 13 MELROSE TERRACE SOMERVILLE 3912

Sold Price **\$812,500** Sold Date **10-Aug-22**

3 2 2

Distance **1.85km**

RS = Recent sale

UN = Undisclosed Sale

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