



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

4 Rose Court Somerville VIC 3912

3 2 1

Indicative Selling Price

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

Range between \$595,000 & \$635,000

Median Sale Price

\$440,000 Units in Somerville between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

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.



5 Rose Court Somerville VIC 3912 Sold Price ^{RS} **\$650,000** Sold Date **11-Apr-19**

4 2 2

Distance **0.02km**



38 Pembroke Drive Somerville VIC 3912 Sold Price **\$622,000** Sold Date **16-Nov-18**

3 2 3

Distance **0.55km**



3 Mimi Court Somerville VIC 3912 Sold Price **\$570,000** Sold Date **25-Feb-19**

3 2 3

Distance **0.56km**

RS = Recent sale

UN = Undisclosed Sale

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