

## 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

2 DURHAM COURT SOMERVILLE VIC 3912

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$760,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$805,000

Property type

House

Suburb

Somerville

Period-from

01 Apr 2022

to

31 Mar 2023

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 6 ROCHESTER ROAD SOMERVILLE VIC 3912   | \$780,000 | 30-Mar-23 |
| 13 FAY COURT SOMERVILLE VIC 3912       | \$805,000 | 04-Nov-22 |
| 95 CLARENDON DRIVE SOMERVILLE VIC 3912 | \$760,000 | 05-Apr-23 |

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: 20 April 2023



## 6 ROCHESTER ROAD SOMERVILLE VIC 3912

Sold Price

<sup>RS</sup>

**\$780,000**

Sold Date

**30-Mar-23**



3



2



1

Distance

**0.33km**



## 13 FAY COURT SOMERVILLE VIC 3912

Sold Price

**\$805,000**

Sold Date

**04-Nov-22**



3



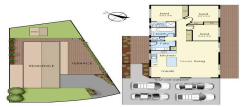
2



1

Distance

**0.44km**



## 95 CLARENDON DRIVE SOMERVILLE VIC 3912

Sold Price

<sup>RS</sup>

**\$760,000**

Sold Date

**05-Apr-23**



3



2



4

Distance

**0.58km**

95 Clarendon Drive, Somerville

**RS** = Recent sale

**UN** = Undisclosed Sale

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