

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address - Suburb and Postcode

8 BANBURY 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)

\$750,000

&

\$790,000

Median Price

\$807,000

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

### Comparable property sales

These are the 5 properties sold within 2 kilometers of the property for sale in the last 3 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



7 CARLA COURT  
SOMERVILLE 3912

3 1 2

Sold Price

\$760,000

Sold Date

18-Jul-02

Distance

1.12km



31 BRUCE DRIVE  
SOMERVILLE 3912

3 2 2

Sold Price

\$775,000

Sold Date

07-Oct-24

Distance

0.54km



5 ANNE CLOSE  
SOMERVILLE 3912

3 2 2

Sold Price

\$782,000

Sold Date

20-Jun-24

Distance

1.36km



3 DOMINO COURT  
SOMERVILLE 3912

3 2 2

Sold Price

\$800,000

Sold Date

05-Jul-24

Distance

0.97km



2 REX COURT  
SOMERVILLE 3912

3 2 2

Sold Price

\$825,000

Sold Date

17-May-24

Distance

1.11km