

## 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 **15 CALLUM AVENUE, SOMERVILLE 3912** Land size 986 m<sup>2</sup>

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

**\$950,000**

**& \$1,020,000**

Median Price

**\$820,000**

Period-from

**01 Feb 2024**

to

**31 Jan 2025**

Source

**Corelogic**

### Comparable property sales

These are the 6 properties sold within 2 kilometers 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.



**10 WILTSHIRE DRIVE  
SOMERVILLE 3912**

 4  2  4

**Land size approx. 857sqm**

Sold Price

**\$959,000**

Sold Date **21-Sep-24**

Distance

**0.77km**



**4 BRUNNING COURT  
SOMERVILLE 3912**

 5  2  2

**Land size approx. 620 sqm**

Sold Price

**\$960,000**

Sold Date **08-Aug-24**

Distance

**0.34km**



**1 DIANE COURT  
SOMERVILLE 3912**

 4  2  2

**Land size approx. 928 sqm**

Sold Price

**\$980,000**

Sold Date **15-Nov-24**

Distance

**1.3km**



**88 GRAF ROAD  
SOMERVILLE 3912**

 3  2  2

**Land size approx. 729 sqm**

Sold Price

**\$990,000**

Sold Date **25-Nov-24**

Distance

**0.29km**



**3 SOLWOOD COURT  
SOMERVILLE 3912**

 3  2  2

**Land size approx. 868 sqm**

Sold Price

**\$1,025,000**

Sold Date **24-Sep-24**

Distance

**0.43km**



**19 PETALNINA CLOSE  
SOMERVILLE 3912**

 4  2  2

**Land size approx. 793 sqm**

Sold Price

**\$1,036,000**

Sold Date **21-Nov-24**

Distance

**2.03km**