

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

11 KIMTARA COURT, SOMERVILLE 3912 Land size approx. 762 sqm

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

\$810,000

&

\$860,000

Median Price

\$820,000

Period-from

01 Apr 2024

to

31 Mar 2025

Source

Corelogic

Comparable property sales

These are the 5 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 BERNARD COURT
SOMERVILLE 3912**

4 beds 2 baths 2 cars

Land size approx. 611 sqm

Sold Price

\$821,000

Sold Date

25-Jan-25

Distance

2km



**7 VANESSA COURT
SOMERVILLE 3912**

4 beds 2 baths 2 cars

Land size approx. 650 sqm

Sold Price

\$822,500

Sold Date

21-Mar-25

Distance

1.68km



**4 HARROW AVENUE
SOMERVILLE 3912**

4 beds 2 baths 3 cars

Land size approx. 684 sqm

Sold Price

\$830,000

Sold Date

26-Feb-25

Distance

1.17km



**1 STATION STREET
SOMERVILLE 3912**

4 beds 2 baths 2 cars

Land size approx. 826 sqm

Sold Price

\$840,000

Sold Date

14-Dec-24

Distance

1.65km



**2 DEBORAH COURT
SOMERVILLE 3912**

3 beds 2 baths 2 cars

Land size approx. 904 sqm

Sold Price

\$840,000

Sold Date

Distance

0.31km