

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

4 CAMERON COURT, SOMERVILLE 3912 Land size approx. 643 sqm

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

\$860,000 & \$910,000

Median Price

\$820,000

Period-from

01 June 2024

to

28 May 2025

Source

Corelogic

Comparable property sales

These are the 3 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.



11 KIMTARA COURT SOMERVILLE VIC 3912

Sold Price

^{RS} **\$861,000**

Sold Date

06-May-25

 4  2  2

Distance

0.24km

Land size approx. 762 sqm



23 ONE CHAIN ROAD SOMERVILLE VIC 3912

Sold Price

\$880,500

Sold Date

03-Apr-25

 3  2  2

Distance

1.83km

Land size approx. 592 sqm



4 ROBERT STREET SOMERVILLE VIC 3912

Sold Price

\$910,000

Sold Date

11-Dec-24

 3  2  2

Distance

1.16km

Land size approx. 644 sqm