

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

4 REX COURT SOMERVILLE VIC 3912

Indicative selling price

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

Single Price

or range
between

\$775,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,500

Property type

House

Suburb

Somerville

Period-from

01 May 2024

to

30 Apr 2025

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

3 LADY BEVERLY CIRCUIT SOMERVILLE VIC 3912	-	21-Feb-25
71 PEMBROKE DRIVE SOMERVILLE VIC 3912	\$755,000	05-Mar-25

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: 10 May 2025



3 LADY BEVERLY CIRCUIT SOMERVILLE VIC 3912

3 2 3

Sold Price

RS - UN

Sold Date **21-Feb-25**

Distance **0.09km**



71 PEMBROKE DRIVE SOMERVILLE VIC 3912

3 1 1

Sold Price

\$755,000

Sold Date **05-Mar-25**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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