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 ESSEX 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	$770,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$778,500	Property type	House	Suburb	Somerville
Period-from	01 Nov 2022	to	31 Oct 2023	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
36 GRAF ROAD SOMERVILLE VIC 3912	$770,000	20-May-23
29 PEMBROKE DRIVE SOMERVILLE VIC 3912	$815,000	28-Jun-23
16 SYDNEY STREET SOMERVILLE VIC 3912	$805,000	31-Oct-23

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.~~

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36 GRAF ROAD SOMERVILLE VIC 3912

3 2 1

Sold Price RS $770,000 Sold Date 20-May-23

Distance 0.15km



29 PEMBROKE DRIVE SOMERVILLE VIC 3912

3 2 2

Sold Price $815,000 Sold Date 28-Jun-23

Distance 0.35km



16 SYDNEY STREET SOMERVILLE VIC 3912

3 2 2

Sold Price RS $805,000 UN Sold Date 31-Oct-23

Distance 0.53km

RS = Recent sale **UN** = Undisclosed Sale

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