

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

3 DUDLEY 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

\$967,500

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

House

Suburb

Somerville

Period-from

01 Mar 2021

to

28 Feb 2022

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

1 DOMINIC MEWS SOMERVILLE VIC 3912	\$900,000	04-Jan-22
3 SOLWOOD COURT SOMERVILLE VIC 3912	\$1,000,000	10-Jan-22
3 DEBORAH COURT SOMERVILLE VIC 3912	\$975,000	25-Feb-22

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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1 DOMINIC MEWS SOMERVILLE VIC 3912 Sold Price **\$900,000** Sold Date **04-Jan-22**

4 2 2

Distance **0.19km**



3 SOLWOOD COURT SOMERVILLE VIC 3912 Sold Price **\$1,000,000** Sold Date **10-Jan-22**

3 2 2

Distance **0.99km**



3 DEBORAH COURT SOMERVILLE VIC 3912 Sold Price ^{RS} **\$975,000** Sold Date **25-Feb-22**

4 2 2

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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