

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 CHESTERFIELD ROAD 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

\$785,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Somerville

Period-from

01 May 2021

to

30 Apr 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

6 KNIGHTSBRIDGE COURT SOMERVILLE VIC 3912	\$786,000	29-Nov-21
23 PARK LANE SOMERVILLE VIC 3912	\$800,000	28-Jan-22
11 BERNARD COURT SOMERVILLE VIC 3912	\$825,000	01-Jan-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.~~

This Statement of Information was prepared on: 17 May 2022



**6 KNIGHTSBRIDGE COURT
SOMERVILLE VIC 3912**

3 1 2

Sold Price **\$786,000** Sold Date **29-Nov-21**

Distance -



**23 PARK LANE SOMERVILLE VIC
3912**

4 2 2

Sold Price **\$800,000** Sold Date **28-Jan-22**

Distance -



**11 BERNARD COURT SOMERVILLE
VIC 3912**

4 2 1

Sold Price **\$825,000** Sold Date **01-Jan-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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