

## 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

6 Pamela Court Somerville VIC 3912

### Indicative selling price

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

Single Price

or range  
between

\$730,000

&

\$780,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$606,000

Property type

House

Suburb

Somerville

Period-from

01 Jan 2019

to

31 Dec 2019

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

5 Gomms Road Somerville VIC 3912	\$810,000	25-Dec-19
23 Mitch Court Somerville VIC 3912	\$722,000	15-Aug-19
23 Forest Drive Somerville VIC 3912	\$810,000	06-Aug-19

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: 24 January 2020



**5 Gomms Road Somerville VIC 3912** Sold Price <sup>RS</sup> **\$810,000** <sup>UN</sup> Sold Date **25-Dec-19**  
 Distance **0.4km**  
 4 beds 2 bathrooms 4 cars



**23 Mitch Court Somerville VIC 3912** Sold Price **\$722,000** Sold Date **15-Aug-19**  
 Distance **0.48km**  
 4 beds 2 bathrooms 2 cars



**23 Forest Drive Somerville VIC 3912** Sold Price **\$810,000** Sold Date **06-Aug-19**  
 Distance **1.19km**  
 3 beds 2 bathrooms 2 cars

RS = Recent sale      UN = Undisclosed Sale

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