

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 PALAGIA COURT SOMERVILLE VIC 3912

Indicative selling price For the meaning of this price see consumer.vic.gov.au/underquoting

\$1,100,000

&

\$1,180,000

Median sale price

Median Price

\$778,500

Property type

House

Suburb

Somerville

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

Comparable property sales

These are the 7 properties sold within 5 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

8 THE TERRACE SOMERVILLE 3912	5 2 2	\$1,080,000	10-Oct-23
16 PERYMAN STREET PEARCEDALE 3912	4 2 2	\$1,130,000	16-Jul-23
44 HASTINGS STREET PEARCEDALE 3912	4 2 2	\$1,150,000	16-Oct-23
5 JANINE COURT SOMERVILLE 3912	3 2 2	\$1,160,000	06-Sep23
22 QUEENS ROAD PEARCEDALE 3912	3 2 2	\$1,160,000	26-May-23
26 ELWOOD DRIVE PEARCEDALE 3912	3 2 4	\$1,200,000	12-Oct-23
54 CHESTERFIELD ROAD SOMERVILLE 3912	4 2 2	\$1,225,000	24-Oct-23



8 THE TERRACE
SOMERVILLE VIC 3912

🛏️ 5 🚗 2 🚗 2

Sold Price \$1,080,000 Sold Date 10-Oct-23

Distance 1.15km



16 PERYMAN STREET
PEARCEDALE VIC 3912

🛏️ 4 🚗 2 🚗 2

Sold Price \$1,130,000 Sold Date 16-Jul-23

Distance 4.8km



44 HASTINGS STREET
PEARCEDALE VIC 3912

🛏️ 4 🚗 2 🚗 2

Sold Price \$1,150,000 Sold Date 16-Oct-23

Distance 5.16km



5 JANINE COURT
SOMERVILLE VIC 3912

🛏️ 3 🚗 2 🚗 2

Sold Price \$1,160,000 Sold Date 06-Sep-23

Distance 0.82km



22 QUEENS ROAD
PEARCEDALE VIC 3912

🛏️ 3 🚗 2 🚗 2

Sold Price \$1,160,000 Sold Date 26-May-23

Distance 4.81km



26 ELLWOOD DRIVE
PEARCEDALE VIC 3912

🛏️ 3 🚗 2 🚗 4

Sold Price \$1,200,000 Sold Date 12-Oct-23

Distance 5.26km



54 CHESTERFIELD ROAD
SOMERVILLE VIC 3912

🛏️ 4 🚗 2 🚗 2

Sold Price \$1,225,000 Sold Date 24-Oct-23

Distance 0.82km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.