

# 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

**7 Banbury Court, Somerville 3912**\*Land size 833sqm

**Indicative selling price** For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**\$820,000**

&

**\$860,000**

### Median sale price

Median Price	\$796,500	Property type	House	Suburb	Somerville
Period-from	01 Jul 2022	to	30 Jun 2023	Source	Corelogic

### Comparable property sales

These are the 5 properties sold within 2 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
14 CLAIRMONT CLOSE SOMERVILLE 3912	*Land size 746sqm	\$820,000	03-Apr-23
48 CLARENDON DRIVE SOMERVILLE 3912	*Land size 650sqm	\$825,000	25-Feb-23
20 RUBY JOY DRIVE SOMERVILLE 3912	*Land size 705sqm	\$830,000	22-Apr-23
44 MELROSE TERRACE SOMERVILLE 3912	*Land size 550sqm	\$845,000	05-Apr-23
14 FAY COURT SOMERVILLE 3912	*Land size 726sqm	\$860,000	18-May-23



**14 CLAIRMONT CLOSE  
SOMERVILLE 3912**

3 2 2

\*Land size 746sqm

Sold Price **\$820,000** Sold Date **03-Apr-23**

Distance **1.42km**



**48 CLARENDON DRIVE  
SOMERVILLE 3912**

3 2 2

\*Land size 650sqm

Sold Price **\$825,000** Sold Date **25-Feb-23**

Distance **1.39km**



**20 RUBY JOY DRIVE  
SOMERVILLE 3912**

4 2 2

\*Land size 705sqm

Sold Price **\$830,000** Sold Date **22-Apr-23**

Distance **1.21km**



**44 MELROSE TERRACE  
SOMERVILLE 3912**

4 2 2

\*Land size 550sqm

Sold Price **\$845,000** Sold Date **05-Apr-23**

Distance **1.33km**



**14 FAY COURT  
SOMERVILLE 3912**

4 2 2

\*Land size 726sqm

Sold Price **\$860,000** Sold Date **18-May-23**

Distance **1.42km**

RS = Recent sale      UN = Undisclosed Sale      \* Indicates approximates only

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