

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 NORMAN STREET SOMERS VIC 3927

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

\$975,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,345,000

Property type

House

Suburb

Somers

Period-from

01 Feb 2024

to

31 Jan 2025

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 KENNETH COURT SOMERS VIC 3927	\$1,130,000	14-Dec-24
12 KENNETH COURT SOMERS VIC 3927	\$1,085,000	03-Dec-24
35 NORTH CRESCENT SOMERS VIC 3927	\$1,280,000	29-Aug-24

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 February 2025



1 KENNETH COURT SOMERS VIC 3927

Sold Price **\$1,130,000** Sold Date **14-Dec-24**

 3  1  2

Distance **0.09km**



12 KENNETH COURT SOMERS VIC 3927

Sold Price **\$1,085,000** Sold Date **03-Dec-24**

 3  2  2

Distance **0.04km**



35 NORTH CRESCENT SOMERS VIC 3927

Sold Price **\$1,280,000** Sold Date **29-Aug-24**

 3  1  2

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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