

## 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

10 SOUTH BEACH ROAD SOMERS VIC 3927

### Indicative selling price

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

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,470,000

Property type

House

Suburb

Somers

Period-from

01 Jun 2023

to

31 May 2024

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

18 SOUTH BEACH ROAD SOMERS VIC 3927	\$1,215,000	18-Aug-23
7 SOUTH CRESCENT SOMERS VIC 3927	\$1,250,000	12-Jan-24
2 HEATH COURT SOMERS VIC 3927	\$1,225,000	11-May-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: 18 June 2024



## 18 SOUTH BEACH ROAD SOMERS VIC 3927

Sold Price

**\$1,215,000**

Sold Date

**18-Aug-23**

 3

 2

 2

Distance

**0.16km**



## 7 SOUTH CRESCENT SOMERS VIC 3927

Sold Price

**\$1,250,000**

Sold Date

**12-Jan-24**

 2

 2

 2

Distance

**0.35km**



## 2 HEATH COURT SOMERS VIC 3927

Sold Price

<sup>RS</sup> **\$1,225,000**

Sold Date

**11-May-24**

 3

 2

 5

Distance

**0.68km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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