

# STATEMENT OF INFORMATION

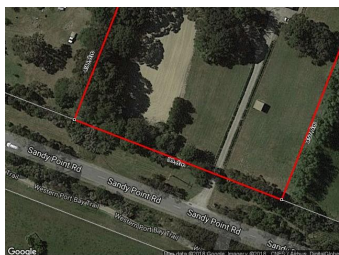
42 SANDY POINT RD, SOMERS, VIC 3927

PREPARED BY DOMINIC TALLON, EVIEW GROUP TALLON ESTATE AGENTS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**42 SANDY POINT RD, SOMERS, VIC 3927**

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### Indicative Selling Price

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

Price Range:

**\$1,800,000 to \$1,890,000**

Provided by: Dominic Tallon, Eview Group Tallon Estate Agents

## MEDIAN SALE PRICE



**SOMERS, VIC, 3927**

Suburb Median Sale Price (House)

**\$967,500**

01 October 2017 to 31 December 2017

Provided by:  **pricefinder**

## COMPARABLE PROPERTIES

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 six months.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale


Address Including suburb and postcode	42 SANDY POINT RD, SOMERS, VIC 3927
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Price Range:	\$1,800,000 to \$1,890,000
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Median sale price

Median price	\$967,500	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	SOMERS
Period	01 October 2017 to 31 December 2017			Source			

Comparable property sales

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 six months.