



3 2 2

Rooms:
Property Type: House
Land Size: 782 sqm
Agent Comments

Indicative Selling Price
\$800,000

Median House Price
Year ending March 2017: \$1,128,000

Comparable Properties



142 Miramar Rd SOMERS 3927 (VG)

Agent Comments

3 - -

Price: \$873,000
Method: Sale
Date: 10/12/2016
Rooms: -
Property Type: House (Previously Occupied - Detached)
Land Size: 808 sqm



5 Evans St SOMERS 3927 (REI)

Agent Comments

3 2 1

Price: \$855,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 1112 sqm



11 Stanmore Av SOMERS 3927 (REI/VG)

Agent Comments

5 2 3

Price: \$770,000
Method: Private Sale
Date: 02/02/2017
Rooms: 7
Property Type: House
Land Size: 958 sqm

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

52 Kennedy Road, Somers Vic 3927

Indicative selling price

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

Single price

\$800,000

Median sale price

Median price

\$1,128,000

House

X

Suburb

Somers

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
142 Miramar Rd SOMERS 3927	\$873,000	10/12/2016
5 Evans St SOMERS 3927	\$855,000	25/03/2017
11 Stanmore Av SOMERS 3927	\$770,000	02/02/2017