





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) Image: 1000 method: Sale Date: 10/12/2016 Rooms: - Property Type: House (Previously Occupied - Detached) Land Size: 808 sqm	Agent Comments
5 Evans St SOMERS 3927 (REI) 3 2 2 1 Price: \$855,000 Method: Auction Sale Date: 25/03/2017 Rooms: - Property Type: House (Res) Land Size: 1112 sqm	Agent Comments
11 Stanmore Av SOMERS 3927 (REI/VG) 5 2 3 Price: \$770,000 Method: Private Sale Date: 02/02/2017 Rooms: 7 Property Type: House Land Size: 958 sqm	Agent Comments

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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

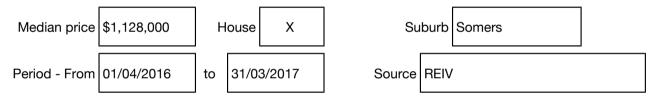
52 Kennedy Road, Somers Vic 3927

Indicative selling price

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

Single price \$800,000

Median sale price



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

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