

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

85 ALEXANDRA AVENUE 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

\$1,675,000

&

\$1,840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,565,000

Property type

House

Suburb

Somers

Period-from

01 Aug 2022

to

31 Jul 2023

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

87 ALEXANDRA AVENUE SOMERS VIC 3927	\$1,552,000	14-May-23
13 BEACH HILL AVENUE SOMERS VIC 3927	-	13-Aug-23
1 BEACH HILL AVENUE SOMERS VIC 3927	\$1,950,000	03-Mar-23

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: 31 August 2023



87 ALEXANDRA AVENUE SOMERS VIC 3927

Sold Price

\$1,552,000

Sold Date

14-May-23



3



2



2

Distance

0.02km



13 BEACH HILL AVENUE SOMERS VIC 3927

Sold Price

^{RS} ^{UN}
-

Sold Date

13-Aug-23



4



2



2

Distance

0.25km



1 BEACH HILL AVENUE SOMERS VIC 3927

Sold Price

\$1,950,000

Sold Date

03-Mar-23



4



2



2

Distance

0.24km

RS = Recent sale

UN = Undisclosed Sale

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