

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 6 Ocean View Crescent, Somers

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 \$1.1 Million & \$1.2 Million

Median sale price (Delete house or unit as applicable)

Median price \$852,000 House ☒ Unit Suburb Somers

Period - From Dec 2018 to August 2019 Source R.P. Data

Comparable property sales

*A These are the three properties sold within two kilometres of the property for sale in the last six 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
1 35 Campsie Crt, Somers	\$1.312 million	8/4/19
2 23 Ocean View Crescent Somers	\$1.100 million	24/5/19
3 15 Florida Avenue, Somers	\$1.3 Million	5/4/2019

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 six months.