#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

<b>Property</b>	offered	for sale
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Address	90 Tasman Road, Somers Vic 3927
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$1,200,000	&	\$1,300,000
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#### Median sale price

Median price	\$1,726,375	Pro	perty Type	House		Suburb	Somers
Period - From	31/08/2020	to	30/08/2021		Source	REIV	

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

,	and the companion property		24.0 0. 04.0
1	39 Tower Hill Rd SOMERS 3927	\$1,340,000	20/03/2021
2	30 South Beach Rd SOMERS 3927	\$1,200,000	06/04/2021
3			

#### 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.

This Statement of Information was prepared on:	31/08/2021 14:24



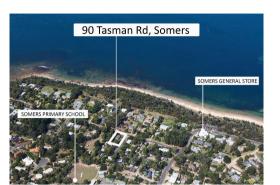
Date of sale



James Crowder (03) 9708 8667 0407 813 377 james@communityrealestate.com.au

> **Indicative Selling Price** \$1,200,000 - \$1,300,000 **Median House Price**

31/08/2020 - 30/08/2021: \$1,726,375



# Property Type: House (Previously

Occupied - Detached) Land Size: 582 sqm approx

**Agent Comments** 

### Comparable Properties



39 Tower Hill Rd SOMERS 3927 (REI/VG)

Price: \$1,340,000 Method: Private Sale Date: 20/03/2021 Property Type: House Land Size: 831 sqm approx **Agent Comments** 



30 South Beach Rd SOMERS 3927 (VG)

**-**2



Price: \$1,200,000 Method: Sale Date: 06/04/2021

Property Type: House (Res) Land Size: 1160 sqm approx Agent Comments

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.

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