

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

90 Tasman Road, Somers Vic 3927

Indicative selling price

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

Range between

\$1,200,000

&

\$1,300,000

Median sale price

Median price

\$1,726,375

Property 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 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	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

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



3 1 2

Property Type: House (Previously Occupied - Detached)

Land Size: 582 sqm approx

Agent Comments

Comparable Properties



39 Tower Hill Rd SOMERS 3927 (REI/VG)

Agent Comments

4 2 2

Price: \$1,340,000

Method: Private Sale

Date: 20/03/2021

Property Type: House

Land Size: 831 sqm approx



30 South Beach Rd SOMERS 3927 (VG)

Agent Comments

2 - -

Price: \$1,200,000

Method: Sale

Date: 06/04/2021

Property Type: House (Res)

Land Size: 1160 sqm approx

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.

Account - Community Real Estate | P: 03 9708 8667 | F: 03 9708 8669