

## 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

90 Parklands Avenue, Somers

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

range between

\$875,000

&

\$950,000

#### Median sale price

**Median price**

\$1,037,500

**House**

X

**Suburb**

Somers

**Period - From**

01/07/2018

**to**

30/06/2019

**Source**

REIV

#### Comparable property sales

**A\*** These are the three properties sold within two kilometers 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) 23 Ocean View Cr Somers 3927	\$1,100,000	24/05/2019
2) 2 Reid Ct Somers 3927	\$952,500	20/02/2019
3) 21 Stanmore Av Somers 3927	\$875,000	19/05/2019

**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.