

## 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

32 Ocean View Crescent Somers VIC 3927

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Somers

Period-from

01 Jun 2020

to

31 May 2021

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

2 Zarah Court Somers VIC 3927	\$1,545,000	28-Dec-20
5 Charles Court Somers VIC 3927	\$1,550,000	25-Apr-21

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: 08 June 2021



## 2 Zarah Court Somers VIC 3927

Sold Price

**\$1,545,000**

Sold Date

**28-Dec-20**



4



2



4

Distance

**0.53km**



## 5 Charles Court Somers VIC 3927

Sold Price

<sup>RS</sup>

**\$1,550,000**

<sup>UN</sup>

Sold Date

**25-Apr-21**



3



2



2

Distance

**0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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