

## 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

62 South Beach Road, Somers

#### Indicative selling price

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

Single Price

\$1,735,000

range between

&

#### Median sale price

Median price

\$1,850,000

Property Type

House

Suburb

Somers

Period - From

01/10/2021

to

31/12/2021

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) 58 South Cres, Somers	\$1,800,000	02/11/2021
2) 2 South Cres, Somers	\$1,750,000	24/11/2021
3) 1 Tower Hill Road, Somers	\$1,700,000	21/11/2021

~~**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.~~