

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

7 SOUTH CRESCENT SOMERS VIC 3927

Indicative selling price

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

Single Price

or range
between

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,558,500

Property type

House

Suburb

Somers

Period-from

01 Nov 2022

to

31 Oct 2023

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

18 SOUTH BEACH ROAD SOMERS VIC 3927	\$1,215,000	18-Aug-23
3 SHE-OAK COURT SOMERS VIC 3927	\$1,240,000	20-Jun-23

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: 21 November 2023



**18 SOUTH BEACH ROAD SOMERS
VIC 3927**

3 2 2

Sold Price ^{RS} **\$1,215,000** ^{UN} Sold Date **18-Aug-23**

Distance **0.34km**



**3 SHE-OAK COURT SOMERS VIC
3927**

3 2 2

Sold Price **\$1,240,000** Sold Date **20-Jun-23**

Distance **0.36km**

RS = Recent sale **UN** = Undisclosed Sale

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