

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

52 Tower Hill Road, Somers VIC 3927

Indicative selling price

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

range between

\$750,000

&

\$825,000

Median sale price

Median price

\$1,128,000

House

X

Suburb

Somers

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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) 52 Kennedy Road, Somers VIC 3927	\$770,000	26/5/17
2) 76 Kennedy Road, Somers VIC 3927	\$800,000	13/4/17
3) 5 Evans Street, Somers VIC 3927	\$885,000	25/3/17