

## 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 11 Belvedere Road, Somers VIC 3927

### Indicative selling price

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

Range between \$1,650,000 & \$1,815,000

### Median sale price

Median price \$1,100,000 Property type House Suburb Somers VIC 3927

Period - From 01/04/2020 to 31/03/2021 Source CoreLogic

### Comparable property sales

Address of comparable property	Price	Date of sale
16 Tasman Road, Somers VIC 3927	\$2,013,500	05/03/2021
17 Belvedere Road, Somers VIC 3927	\$1,640,000	31/03/2021

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.

This Statement of Information was prepared on: 18/05/2021