

## 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

64 SOUTH 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,352,500

Property type

House

Suburb

Somers

Period-from

01 Feb 2024

to

31 Jan 2025

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

3 OXLEY COURT SOMERS VIC 3927	\$1,130,000	08-Nov-24
20 SOUTH BEACH ROAD SOMERS VIC 3927	\$1,120,000	08-Jan-25

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: 05 February 2025



**3 OXLEY COURT SOMERS VIC 3927** Sold Price **\$1,130,000** Sold Date **08-Nov-24**

4 2 3

Distance **0.2km**



**20 SOUTH BEACH ROAD SOMERS VIC 3927** Sold Price <sup>RS</sup> **\$1,120,000** Sold Date **08-Jan-25**

2 1 2

Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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