

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

127 Miramar Road 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$888,500

*House

X

*Unit

Suburb

Somers

Period-from

01 Jan 2018

to

31 Dec 2018

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 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

5 South Beach Road Somers VIC 3927	\$1,200,000	03-Sep-18
6 Lorne Grove East Somers VIC 3927	\$1,140,000	25-Jul-18
25 Kennedy Road Somers VIC 3927	\$1,200,000	13-Feb-18

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 six months.~~

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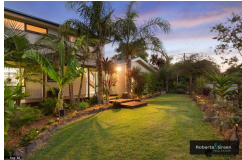
5 South Beach Road Somers VIC 3927

3 1 2

Sold Price **\$1,200,000**

Sold Date **03-Sep-18**

Distance **0.2km**



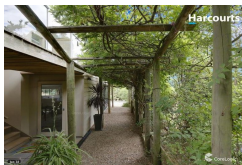
6 Lorne Grove East Somers VIC 3927

4 3 2

Sold Price **\$1,140,000**

Sold Date **25-Jul-18**

Distance **0.48km**



25 Kennedy Road Somers VIC 3927

4 3 3

Sold Price **\$1,200,000**

Sold Date **13-Feb-18**

Distance **0.98km**

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