

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

3 SHE-OAK COURT 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

\$1,300,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,728,500

Property type

House

Suburb

Somers

Period-from

01 May 2022

to

30 Apr 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

27 BANKSIA SQUARE SOMERS VIC 3927	\$1,337,000	07-Dec-22
16 CLIFTON COURT SOMERS VIC 3927	\$1,225,000	12-May-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: 18 May 2023



27 BANKSIA SQUARE SOMERS VIC 3927 Sold Price **\$1,337,000** Sold Date **07-Dec-22**

3 1 2

Distance **0.11km**



16 CLIFTON COURT SOMERS VIC 3927 Sold Price ^{RS} **\$1,225,000** Sold Date **12-May-23**

4 2 2

Distance **0.19km**

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

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