

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

4 THE PROMENADE 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

\$2,750,000

&

\$2,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,345,000

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

8 WESTERN PARK ROAD SOMERS VIC 3927	\$3,000,000	15-Nov-24
59 TASMAN ROAD SOMERS VIC 3927	\$3,750,000	18-Sep-24

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: 20 February 2025



**8 WESTERN PARK ROAD SOMERS
VIC 3927**

3 3 3

Sold Price **\$3,000,000** Sold Date **15-Nov-24**

Distance **2.07km**



**59 TASMAN ROAD SOMERS VIC
3927**

4 2 2

Sold Price ^{RS} **\$3,750,000** ^{UN} Sold Date **18-Sep-24**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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