

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

2 Nisson 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

or range
between

\$880,000

&

\$950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,102

Property type

House

Suburb

Somers

Period-from

01 Oct 2019

to

30 Sep 2020

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

2 Bonview Avenue Somers VIC 3927	\$915,500	27-Mar-20
28 South Beach Road Somers VIC 3927	\$835,000	17-Jun-20
18 Belvedere Road Somers VIC 3927	\$880,000	11-Mar-20

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: 19 October 2020



2 Bonview Avenue Somers VIC 3927

3 1 2

Sold Price

\$915,500

Sold Date **27-Mar-20**

Distance **0.48km**



28 South Beach Road Somers VIC 3927

3 1 2

Sold Price

^{RS} **\$835,000**

Sold Date **17-Jun-20**

Distance **0.76km**



18 Belvedere Road Somers VIC 3927

4 2 2

Sold Price

\$880,000

Sold Date **11-Mar-20**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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