

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 OXLEY 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,352,500

Property type

House

Suburb

Somers

Period-from

01 Nov 2023

to

31 Oct 2024

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

4 GREGORY AVENUE SOMERS VIC 3927	\$1,120,000	02-Jul-24
35 NORTH CRESCENT SOMERS VIC 3927	\$1,280,000	28-Aug-24
23 WILLS ROAD SOMERS VIC 3927	\$1,200,000	30-Oct-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: 06 November 2024



Homes And Acreage Real Estate

M 1300 077 557

E office@homesacreage.com.au



4 GREGORY AVENUE SOMERS VIC 3927

Sold Price

^{RS}

\$1,120,000

Sold Date

02-Jul-24

3

1

1

Distance

0.08km



35 NORTH CRESCENT SOMERS VIC 3927

Sold Price

^{RS}

\$1,280,000

Sold Date

28-Aug-24

3

1

2

Distance

0.4km



23 WILLS ROAD SOMERS VIC 3927

Sold Price

^{RS}

\$1,200,000

Sold Date

30-Oct-24

3

1

2

Distance

0.46km



10 SOUTH BEACH ROAD SOMERS VIC 3927

Sold Price

\$1,205,000

Sold Date

04-Jul-24

3

2

2

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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