

## 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

3/12 Somers Street, Burwood 3125

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$595,000

&

\$610,000

### Median sale price

Median price

\$803,500

Unit

X

Suburb

Burwood

Period - From

January 2017

to

March 2017

Source

REIV

### Comparable property sales

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: 1/270 Warrigal Rd  
Glen Iris  
Sold: \$555,000  
Date: 12/2016



Address: 2/18 Somers St  
Burwood  
Sold: \$591,000  
Date: 03/2017



Address: 6/35 Lithgow St  
Glen Iris  
Sold: \$595,000  
Date: 02/2017