

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

5 KAY 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

\$1,550,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,352,500

Property type

House

Suburb

Somers

Period-from

01 Dec 2023

to

30 Nov 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

11 NORMAN STREET SOMERS VIC 3927	\$1,600,000	20-Aug-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: 10 December 2024



11 NORMAN STREET SOMERS VIC
3927

Sold Price

^{RS} \$1,600,000

Sold Date 20-Aug-24



4



2



2

Distance

0.37km

RS = Recent sale

UN = Undisclosed Sale

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