

## 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

6 NORMAN STREET SOMERS VIC 3927

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$975,000

&

\$1,050,000

### 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

|                                   |             |           |
|-----------------------------------|-------------|-----------|
| 1 KENNETH COURT SOMERS VIC 3927   | \$1,130,000 | 14-Dec-24 |
| 12 KENNETH COURT SOMERS VIC 3927  | \$1,085,000 | 03-Dec-24 |
| 35 NORTH CRESCENT SOMERS VIC 3927 | \$1,280,000 | 29-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: 17 February 2025



## 1 KENNETH COURT SOMERS VIC 3927

Sold Price

**\$1,130,000**

Sold Date

**14-Dec-24**



3



1



2

Distance

**0.09km**



## 12 KENNETH COURT SOMERS VIC 3927

Sold Price

**\$1,085,000**

Sold Date

**03-Dec-24**



3



2



2

Distance

**0.04km**



## 35 NORTH CRESCENT SOMERS VIC 3927

Sold Price

**\$1,280,000**

Sold Date

**29-Aug-24**



3



1



2

Distance

**0.64km**

RS = Recent sale

UN = Undisclosed Sale

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