

## 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

2/12 SOMERS STREET BURWOOD VIC 3125

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$797,500

Property type

Unit

Suburb

Burwood

Period-from

01 Sep 2022

to

31 Aug 2023

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

6/17 GARDEN ROAD CAMBERWELL VIC 3124	\$690,000	19-May-23
4/77 WARRIGAL ROAD SURREY HILLS VIC 3127	\$700,000	19-Aug-23
7/44-46 HIGH STREET ROAD ASHWOOD VIC 3147	\$650,000	16-Sep-23

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: 27 September 2023



**6/17 GARDEN ROAD  
CAMBERWELL VIC 3124**

2 1 1

Sold Price <sup>RS</sup> **\$690,000** Sold Date **19-May-23**

Distance **0.99km**



**4/77 WARRIGAL ROAD SURREY  
HILLS VIC 3127**

2 1 1

Sold Price <sup>RS</sup> **\$700,000**<sup>UN</sup> Sold Date **19-Aug-23**

Distance **1.91km**



**7/44-46 HIGH STREET ROAD  
ASHWOOD VIC 3147**

2 1 1

Sold Price <sup>RS</sup> **\$650,000** Sold Date **16-Sep-23**

Distance **1.94km**

RS = Recent sale

UN = Undisclosed Sale

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