

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

8 NISSON 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,558,500

Property type

House

Suburb

Somers

Period-from

01 Nov 2022

to

31 Oct 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

Address of comparable property	Price	Date of sale
17 BEVERLEY HILL ROAD SOMERS VIC 3927	\$1,090,000	19-Oct-23
53 PARKLANDS AVENUE SOMERS VIC 3927	\$1,060,000	04-Jul-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: 30 November 2023



**17 BEVERLEY HILL ROAD SOMERS
VIC 3927**

 3  1  2

Sold Price

^{RS} **\$1,090,000**

Sold Date

19-Oct-23

Distance

1.93km



**53 PARKLANDS AVENUE SOMERS
VIC 3927**

 3  2  2

Sold Price

\$1,060,000

Sold Date

04-Jul-23

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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