

Statement of Information

Internet advertising for single residential property located within or outside the Melbourne metropolitan area.

Property offered for sale

Address **15 The Promenade, Somers**

Including suburb or locality and postcode

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 \$ **2,950,000** & \$ **3,425,000**

Median sale price

(*Select house or unit as applicable)

Median price \$ **782,500**

*House

*Unit

Suburb or locality

Somers

Period - from

to **updated 26th June 17**

Source

realestate.com.au

Comparable property sales

(*Select A or B as applicable)

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last 6 months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale.

(*Delete as applicable)

Address of comparable property

Price

Date of Sale

1 **3 Coora Close, Somers**

\$ **3,050,000**

12/03/2017

2 **15 South Sea Road, Somers**

\$ **3,175,000**

18/09/2016

3 **52-54 The Promenade, Somers**

\$ **3,300,000**

11/08/2016

OR

B* **Either** 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 six months.*

or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.*

Biggin & Scott Richmond

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