

## 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](http://consumer.vic.gov.au/underquoting) (\*delete single price or range as applicable)

Single price \$  or range between \$ 2,950,000 & \$ 3,245,000

### Median sale price

(\*Select house or unit as applicable)

Median price \$ 800,000

\*House

\*Unit

Suburb or locality

Somers

Period - from

1st September 2017

to

15th September 2017

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

Address: 28 Bridge Road

Ph: 03 9426 4000

[biggin-scott.com.au](http://biggin-scott.com.au)