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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

18 Belvedere Road Somers VIC 3927

 4  2  2

## Indicative Selling Price

 For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$950,000













## Median Sale Price

\$850,000 Houses in Somers between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## Comparable Property Sales

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.

	<b>36 Tower Hill Road Somers VIC 3927</b>	Sold Price	<b>\$850,000</b>	Sold Date	<b>22-May-19</b>
	 4  3  1			Distance	<b>0.11km</b>
	<b>33 Tower Hill Road Somers VIC 3927</b>	Sold Price	<b>\$975,000</b>	Sold Date	<b>28-Mar-19</b>
	 4  3  2			Distance	<b>0.18km</b>
	<b>127 Miramar Road Somers VIC 3927</b>	Sold Price	<b>\$1,180,000</b>	Sold Date	<b>18-Feb-19</b>
	 3  2  2			Distance	<b>0.2km</b>

RS = Recent sale

UN = Undisclosed Sale

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