

RT Edgar

STATEMENT OF INFORMATION

Property offered for sale

2 Dover Court Somers

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000 & \$1,250,000

Median sale price

| | | | | | | |
|---------------|-------------|-------|------------|--------|--------------------|--------|
| Median price | \$1,037,500 | House | x | Unit | Suburb or locality | Somers |
| Period - From | 01/04/2019 | to | 26/08/2019 | Source | REIV | |

Comparable property sales

A. These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar (Office) estate agent and (listing agent) consider to be most comparable to the property for sale.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 1 35 Campie Crt Somers | \$1,312,500 | 08/04/2019 |
| 2 15 Florida Ave Somers | \$1,300,000 | 09/04/2019 |
| 3 23 Ocean View Crt Somers | \$1,100,000 | 24/05/2019 |