



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

11 Coleridge way,  
SOUTH MORANG 3752

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range from \$ 540,000 - \$ 590,000**

### Median sale price

Median **House** for **SOUTH MORANG** for period **May 2017 - Jun 2017**  
Sourced from [www.realestate.com.au](http://www.realestate.com.au).

**\$ 520,000**

### 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 the most comparable to the property for sale.

**9 Parkside View,**  
South Morang 3752

**Price \$ 568,000** Sold 25 February 2017

**15 Yantara Walk,**  
South Morang 3752


**Price \$ 550,000** Sold 08 May 2017

**7 McArthurs Road,**  
South Morang 3752

**Price \$ 610,000** Sold 13 May 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [www.realestate.com.au](http://www.realestate.com.au).

### Contact agents

 **Emilia Faba**  
Barry Plant

03 9404 3444  
0410 655 145  
[efaba@barryplant.com.au](mailto:efaba@barryplant.com.au)

**Barry Plant Mill Park - South Morang**

500B Plenty Road,  
Mill Park VIC 3082