

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

63 Jardier Terrace, South Morang Vic 3752

Indicative selling price

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

Range between \$630,000 & \$693,000

Median sale price

Median price

\$633,000

Property Type

House

Suburb

South Morang

Period - From

01/04/2020

to

30/06/2020

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

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

	Address of comparable property	Price	Date of sale
1	23 Red Oaks Way SOUTH MORANG 3752	\$651,000	04/05/2020
2	11 Auburn Rd SOUTH MORANG 3752	\$650,000	13/06/2020
3	33 Carinya Cr SOUTH MORANG 3752	\$640,000	25/07/2020

OR

~~**B*** 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.~~

This Statement of Information was prepared on:

08/10/2020 18:16



3 2 2

Property Type: House (Res)

Land Size: 635 sqm approx

Agent Comments

Comparable Properties



23 Red Oaks Way SOUTH MORANG 3752 (REI/VG)

Agent Comments

4 2 2

Price: \$651,000

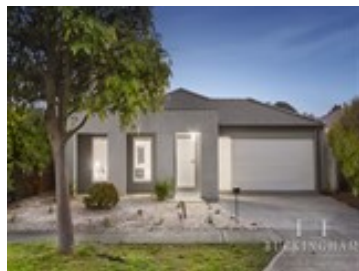
Method: Private Sale

Date: 04/05/2020

Rooms: 6

Property Type: House

Land Size: 612 sqm approx



11 Auburn Rd SOUTH MORANG 3752 (REI/VG) Agent Comments

3 2 2

Price: \$650,000

Method: Auction Sale

Date: 13/06/2020

Rooms: 6

Property Type: House (Res)

Land Size: 455 sqm approx



33 Carinya Cr SOUTH MORANG 3752 (REI)

Agent Comments

4 2 2

Price: \$640,000

Method: Auction Sale

Date: 25/07/2020

Property Type: House (Res)

Land Size: 504 sqm approx