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

19 Poppy Drive, South Morang Vic 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$580,000		&		\$638,000					
Median sale pi	rice									
Median price	\$605,500	Pro	operty Type	Hou	se		Suburb	South Morang		
Period - From	01/07/2019	to	30/09/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	14 Barbers Dr SOUTH MORANG 3752	\$640,000	21/09/2019
2	8 Fuschia Gr SOUTH MORANG 3752	\$602,000	30/11/2019
3	4 Pardalote CI SOUTH MORANG 3752	\$580,000	19/10/2019

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:

13/01/2020 18:22



Harcourts Rata & Co

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Property Type: House Land Size: 605 sqm approx Agent Comments Indicative Selling Price \$580,000 - \$638,000 Median House Price September quarter 2019: \$605,500

Comparable Properties



14 Barbers Dr SOUTH MORANG 3752 (REI/VG) Agent Comments



Price: \$640,000 Method: Auction Sale Date: 21/09/2019 Rooms: 6 Property Type: House (Res) Land Size: 504 sqm approx

8 Fuschia Gr SOUTH MORANG 3752 (REI)

Agent Comments



Price: \$602,000 Method: Auction Sale Date: 30/11/2019 Property Type: House (Res)



4 Pardalote CI SOUTH MORANG 3752 (REI/VG) Agent Comments



Price: \$580,000 Method: Auction Sale Date: 19/10/2019 Rooms: 5 Property Type: House (Res) Land Size: 404 sqm approx

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propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.