

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 between \$580,000 & \$638,000

Median sale price

Median price

\$605,500

Property Type

House

Suburb

South Morang

Period - From

01/07/2019

to

30/09/2019

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	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 Cl 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



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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

 4  2  2

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

 4  2  2

Price: \$602,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)



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

 4  2  2

Price: \$580,000

Method: Auction Sale

Date: 19/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 404 sqm approx