Development:	Evoke
Date of SOI:	20/03/2024

Median Price:	$537,500
Median Type:	Townhouse
Median Suburb:	South Morang
Median Source:	Oliver Hume
Median Period:	1/10/2023 to 31/12/2023
Price Threshold	+/- 19%

The estate agent or agent's representative have conducted searches of the Oliver Hume database, CoreLogic database, and Realestate.com listings when looking for comparable sales. In the event that three comparable sales complying with legislative requirements not being found for a property, no comparables have been provided on the Statement of Information.

REA Search	d.kezele 20/03/2024 11:24:51 AM	
CoreLogic	d.kezele 20/03/2024 11:24:51 AM	

OLIVER HUME

Sign off:	Signed: d.kezele 20/03/2024 11:24:52 AM

Property ID	Address	S / R	ISP	Lot Size	Comp1 Address	Comp1 Price	Comp1 Date	Comp1 Size	Comp2 Address	Comp2 Price	Comp2 Date	Comp2 Size	Comp3 Address	Comp3 Price	Comp3 Date	Comp3 Size	Method
a055K000000Ld2u	Lot 39 - Everlasting Boulevard, South Morang, 3752	S	$580,000	148	<3 comparables for property												Automatic (3)