

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

20 Woodruff Road, South Morang Vic 3752

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$680,000

&

\$720,000

Median sale price

Median price

\$630,500

House

X

Unit

Suburb

South Morang

Period - From

01/04/2017

to

30/06/2017

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	13 Leonardo Dr MERNDA 3754	\$720,000	09/09/2017
2	14 Kumba Ct SOUTH MORANG 3752	\$700,000	13/07/2017
3	5 Mount Eccles Way SOUTH MORANG 3752	\$690,000	27/09/2017

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.~~



 4  2  2

Rooms:

Property Type: Land

Land Size: 743 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

June quarter 2017: \$630,500

Comparable Properties



13 Leonardo Dr MERNDA 3754 (REI)

Agent Comments

 4  2  2

Price: \$720,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: House

Land Size: 572 sqm approx



14 Kumba Ct SOUTH MORANG 3752 (REI/VG) **Agent Comments**

 4  2  2

Price: \$700,000

Method: Private Sale

Date: 13/07/2017

Rooms: 5

Property Type: House

Land Size: 854 sqm approx



5 Mount Eccles Way SOUTH MORANG 3752 (REI) **Agent Comments**

 4  2  2

Price: \$690,000

Method: Private Sale

Date: 27/09/2017

Rooms: 5

Property Type: House

Land Size: 791 sqm approx