STATEMENT OF INFORMATION

8/806 PLENTY ROAD, SOUTH MORANG, VIC-3752 PREPARED BY PAUL SITA, MILLERSHIP & CO PTY LTD, PHONE: 0434 540 693



MILLERSHIP &, CO

STATEMENT OF INFORMATION

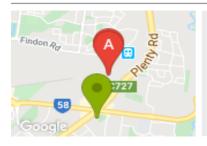
Section 47AF of the Estate Agents Act 1980



\$295,000 to \$320,000 **Price Range:**

Provided by: Paul Sita, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (Unit)

\$420,500

01 July 2019 to 31 December 2019

Provided by: pricefinder

COMPARABLE PROPERTIES

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.





Sale Price *\$295,000 Sale Date: 14/01/2020

Distance from Property: 665m

This report has been compiled on 03/02/2020 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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Statement of Information Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.*

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at

services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address Including suburb and postcode

8/806 PLENTY ROAD, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

\$295,000 to \$320,000

Median sale price

| Median price | \$420,500 | Property type | Unit | Suburb | SOUTH MORANG |
|--------------|------------------------|---------------|--------|-------------|--------------|
| Period | 01 July 2019 to 31 Dec | cember 2019 | Source | pricefinder | |

Comparable property sales

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.

| Address of comparable property | Price | Date of sale |
|--|------------|--------------|
| 38/877 PLENTY RD, SOUTH MORANG, VIC 3752 | *\$315,000 | 10/01/2020 |
| 8/877 PLENTY RD, SOUTH MORANG, VIC 3752 | *\$295,000 | 14/01/2020 |

This Statement of Information was prepared on: 0

03/02/2020

