

MILLERSHIP & CO.



It's not about us,
it's about you.

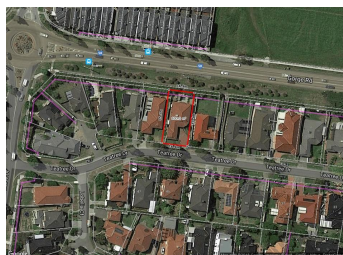
STATEMENT OF INFORMATION

36 TEATREE DRIVE, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



36 TEATREE DRIVE, SOUTH MORANG, VIC  3  2  2

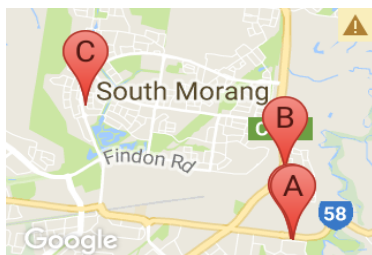
Indicative Selling Price

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

Price Range: **590,000 to 649,000**

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$620,500

01 April 2017 to 31 March 2018

Provided by: 

COMPARABLE PROPERTIES

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.



30 TEATREE DR, SOUTH MORANG, VIC 3752  3  2  2

Sale Price

\$652,000

Sale Date: 10/02/2018

Distance from Property: 38m



2 HIGHVIEW DR, SOUTH MORANG, VIC 3752  3  2  2

Sale Price

\$652,000

Sale Date: 11/11/2017

Distance from Property: 974m



19 DOMAIN TCE, SOUTH MORANG, VIC 3752  3  2  2

Sale Price

\$650,000

Sale Date: 21/10/2017

Distance from Property: 3.3km



This report has been compiled on 14/05/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - 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

Property offered for sale

Address
Including suburb and
postcode

36 TEATREE DRIVE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

590,000 to 649,000

Median sale price

Median price

\$620,500

House

X

Unit

Suburb

SOUTH MORANG

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
30 TEATREE DR, SOUTH MORANG, VIC 3752	\$652,000	10/02/2018
2 HIGHVIEW DR, SOUTH MORANG, VIC 3752	\$652,000	11/11/2017
19 DOMAIN TCE, SOUTH MORANG, VIC 3752	\$650,000	21/10/2017