

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/5 BETHANY COURT, SOUTH MORANG,

2 1 1

Indicative Selling Price

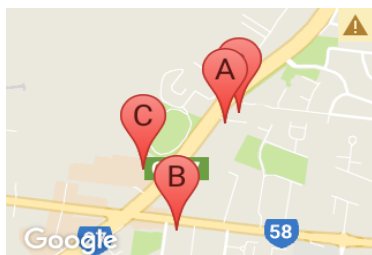
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$325,000 to \$355,000

Provided by: Tony Scatigno, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (Unit)

\$360,250

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



2/868 PLENTY RD, SOUTH MORANG, VIC 3752

2 1 1

Sale Price

\$310,000

Sale Date: 15/01/2017

Distance from Property: 59m



3/33 GORGE RD, SOUTH MORANG, VIC 3752

2 1 1

Sale Price

***\$360,000**

Sale Date: 25/03/2017

Distance from Property: 468m



7/841 PLENTY RD, SOUTH MORANG, VIC 3752

2 1 1

Sale Price

\$327,300

Sale Date: 11/04/2017

Distance from Property: 374m



This report has been compiled on 06/07/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

4/5 BETHANY COURT, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

\$325,000 to \$355,000

Median sale price

Median price

\$360,250

House

Unit

X

Suburb

SOUTH MORANG

Period

01 July 2016 to 30 June 2017

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 |
|---|------------|--------------|
| 2/868 PLENTY RD, SOUTH MORANG, VIC 3752 | \$310,000 | 15/01/2017 |
| 3/33 GORGE RD, SOUTH MORANG, VIC 3752 | *\$360,000 | 25/03/2017 |
| 7/841 PLENTY RD, SOUTH MORANG, VIC 3752 | \$327,300 | 11/04/2017 |