

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Land offered for sale

Address
Including suburb and
postcode

20 Martin Close, South Morang VIC 3752

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Land type or class e.g. One bedroom units	Single price		Lower price		Higher price
Vacant Land Type 2 Lot 15 – 343m2	\$343,000	Or range between	\$*	&	\$
Vacant Land Type 4 Lot 27 – 481m2	\$481,000	Or range between	\$*	&	\$
Vacant Land Type 7 Lot 31 - 352m2	\$351,000	Or range between	\$*	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price

\$412,500

Suburb

South Morang

Period - From

17/09/2018

To

16/09/2019

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Land type or class

E.g. One bedroom units

Address of comparable land

Price

Date of sale

Vacant land Type 2 Lot 15	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019

Land type or class

E.g. One bedroom units

Address of comparable land

Price

Date of sale

Vacant land Type 4 Lot 27	1 Lot 5, 30 Girvan Place South Morang - 356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang - 356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang – 350m2	\$345,000	01/07/2019

Land type or class

E.g. One bedroom units

Address of comparable land**Price****Date of sale**

Vacant land Type 7 Lot 31	1 Lot 5, 30 Girvan Place South Morang -356m2	\$356,000	26/06/2019
	2 Lot 7, 30 Girvan Place South Morang -356m2	\$356,000	06/06/2019
	3 Lot 31, 30 Girvan Place South Morang -350m2	\$345,000	01/07/2019

OR

~~B*~~ The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

20/11/2019