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

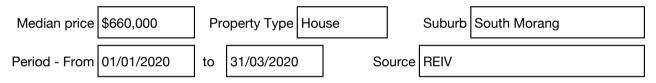
30 Panton Gap Drive, South Morang Vic 3752

Indicative selling price

	For the m	eaning of	this price	see consume	r.vic.gov.au/	underquoting
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Single price \$585,000

Median sale price



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	36 Grattan St SOUTH MORANG 3752	\$600,000	24/01/2020
2	6 Malindi Ct SOUTH MORANG 3752	\$585,100	15/02/2020
3	34 Fossilstone Av DOREEN 3754	\$565,000	12/02/2020

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.

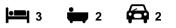
This Statement of Information was prepared on:

27/04/2020 22:46









Property Type: House (New -Detached) Land Size: 346 sqm approx Agent Comments Indicative Selling Price \$585,000 Median House Price March quarter 2020: \$660,000

Comparable Properties

	36 Grattan St SOUTH MORANG 3752 (VG) 🛏 3 🛶 - 🋱 -	Agent Comments	
	Price: \$600,000 Method: Sale Date: 24/01/2020 Property Type: House (Res) Land Size: 336 sqm approx	_	
*	6 Malindi Ct SOUTH MORANG 3752 (REI) 3 2 3 1	Agent Comments	
AllsmyPters	Price: \$585,100 Method: Auction Sale Date: 15/02/2020 Rooms: 5 Property Type: House (Res) Land Size: 320 sqm approx		
	34 Fossilstone Av DOREEN 3754 (REI/VG) ➡ 3 🚔 2 🛱 2	Agent Comments	
	Price: \$565,000 Method: Sold Before Auction Date: 12/02/2020 Rooms: 4 Property Type: House (Res) Land Size: 350 sqm approx		

Account - Harcourts Rata & Co | P: 03 94657766 | F: 03 94643177



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.