

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

30 Warbler Walk 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)

Single Price

or range
between

\$680,000

&

\$748,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

*House

X

*Unit

Suburb

South Morang

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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 6 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

15 Doreen Rogen Way South Morang VIC 3752	\$720,000	14-Jun-19
99 Stagecoach Boulevard South Morang VIC 3752	\$778,000	01-May-19
28 Bloomfield Drive South Morang VIC 3752	\$725,000	22-Jun-19

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 6 months.~~

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**15 Doreen Rogen Way South
Morang VIC 3752**

 4  2  2

Sold Price

^{RS}

\$720,000

Sold Date

14-Jun-19

Distance

0.32km



**99 Stagecoach Boulevard South
Morang VIC 3752**

 4  2  2

Sold Price

\$778,000

Sold Date

01-May-19

Distance

1.06km



**28 Bloomfield Drive South Morang
VIC 3752**

 4  2  2

Sold Price

^{RS}

\$725,000

Sold Date

22-Jun-19

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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