

## 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

141 Stagecoach Boulevard South Morang VIC 3752

### Indicative selling price

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

Single Price

or range  
between

\$450,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$560,000

\*House

\*Unit

Suburb

South Morang

Period-from

01 May 2018

to

30 Apr 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 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

|                                                 |           |           |
|-------------------------------------------------|-----------|-----------|
| 48 Reid Street South Morang VIC 3752            | \$485,000 | 15-Dec-18 |
| 1 Deliza Walk South Morang VIC 3752             | \$495,000 | 06-Feb-19 |
| 107 The Great Eastern Way South Morang VIC 3752 | \$498,500 | 11-Apr-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 six months.~~

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**48 Reid Street South Morang VIC 3752**

 3  2  1

Sold Price

**\$485,000**

Sold Date

**15-Dec-18**

Distance

**0.84km**



**1 Deliza Walk South Morang VIC 3752**

 3  2  2

Sold Price

**\$495,000**

Sold Date

**06-Feb-19**

Distance

**1.94km**



**107 The Great Eastern Way South Morang VIC 3752**

 3  2  1

Sold Price

<sup>RS</sup> **\$498,500**

Sold Date

**11-Apr-19**

Distance

**2.02km**



**4 Birdhaven Street South Morang VIC 3752**

 3  2  1

Sold Price

<sup>RS</sup> **\$511,000**

Sold Date

**27-Apr-19**

Distance

**2.32km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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