

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

14 Hestia Court, South Morang Vic 3752

Indicative selling price

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

Range between \$660,000

&

\$726,000

Median sale price

Median price \$605,500

Property Type House

Suburb South Morang

Period - From 01/07/2019

to

30/09/2019

Source REIV

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	8 Sistine Row MERNDA 3754	\$740,000	09/11/2019
2	5 Premier Av SOUTH MORANG 3752	\$660,000	26/10/2019
3	22 Kestrel Rd SOUTH MORANG 3752	\$647,000	16/11/2019

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:

13/01/2020 18:17



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Property Type: House (New - Detached)

Land Size: 575 sqm approx

Agent Comments

Indicative Selling Price

\$660,000 - \$726,000

Median House Price

September quarter 2019: \$605,500

Comparable Properties



8 Sistine Row MERNDA 3754 (REI/VG)

Agent Comments

3 2 2

Price: \$740,000

Method: Sold Before Auction

Date: 09/11/2019

Property Type: House

Land Size: 557 sqm approx



5 Premier Av SOUTH MORANG 3752 (REI/VG)

Agent Comments

3 2 2

Price: \$660,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 617 sqm approx

22 Kestrel Rd SOUTH MORANG 3752 (REI)

Agent Comments

3 2 2

Price: \$647,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 570 sqm approx