

MILLERSHIP & CO.



It's not about us,
it's about you.

STATEMENT OF INFORMATION

28 NIGHTHAWK BOULEVARD, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO, PHONE: 0411131938

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



28 NIGHTHAWK BOULEVARD, SOUTH

4 2 3

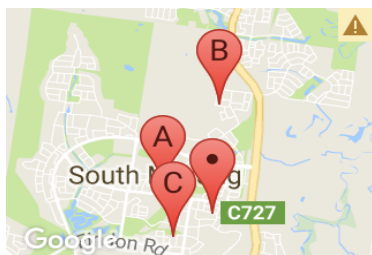
Indicative Selling Price

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

Price Range: 750,000 to 820,000

Provided by: Brett Sparks, Millership & Co

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (House)

\$610,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



6 HANMER DR, SOUTH MORANG, VIC 3752

4 2 2

Sale Price

***\$782,000**

Sale Date: 14/12/2017

Distance from Property: 726m



16 CAREX WAY, SOUTH MORANG, VIC 3752

4 2 2

Sale Price

***\$755,000**

Sale Date: 02/12/2017

Distance from Property: 1.6km



6 JINDABYNE AVE, SOUTH MORANG, VIC 3752

4 3 2

Sale Price

\$810,000

Sale Date: 25/11/2017

Distance from Property: 610m



This report has been compiled on 27/03/2018 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

28 NIGHTHAWK BOULEVARD, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

750,000 to 820,000

Median sale price

Median price

\$610,000

House

X

Unit


Suburb

SOUTH MORANG

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
6 HANMER DR, SOUTH MORANG, VIC 3752	*\$782,000	14/12/2017
16 CAREX WAY, SOUTH MORANG, VIC 3752	*\$755,000	02/12/2017
6 JINDABYNE AVE, SOUTH MORANG, VIC 3752	\$810,000	25/11/2017