



STATEMENT OF INFORMATION

15 JOHN RYAN DRIVE, SOUTH MORANG, VIC 3752

PREPARED BY BRETT SPARKS, MILLERSHIP & CO PTY LTD

MILLERSHIP & CO.

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



15 JOHN RYAN DRIVE, SOUTH MORANG,  **3**  **2**  **1**

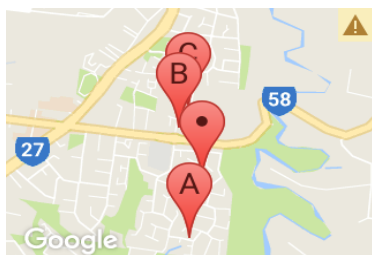
Indicative Selling Price

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

Price Range: **420,000 to 455,000**

Provided by: Brett Sparks, Millership & Co Pty Ltd

MEDIAN SALE PRICE



SOUTH MORANG, VIC, 3752

Suburb Median Sale Price (Unit)

\$365,000

01 July 2016 to 30 June 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.



66 STANLEY JONES DR, SOUTH MORANG, VIC  **3**  **1**  **1**

Sale Price

***\$448,000**

Sale Date: 06/04/2017

Distance from Property: 447m



16 RIVERSIDE DR, SOUTH MORANG, VIC 3752  **3**  **2**  **2**

Sale Price

\$460,000

Sale Date: 17/12/2016

Distance from Property: 384m



40 COBB ST, SOUTH MORANG, VIC 3752  **3**  **2**  **1**

Sale Price

\$420,000

Sale Date: 06/10/2016

Distance from Property: 505m



This report has been compiled on 07/08/2017 by Millership & Co Pty Ltd. Property Data Solutions Pty Ltd 2017 - 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

15 JOHN RYAN DRIVE, SOUTH MORANG, VIC 3752

Indicative selling price

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

Price Range:

420,000 to 455,000

Median sale price

Median price

\$365,000

House

Unit

X

Suburb

SOUTH MORANG

Period

01 July 2016 to 30 June 2017

Source

pricfinder

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
66 STANLEY JONES DR, SOUTH MORANG, VIC 3752	*\$448,000	06/04/2017
16 RIVERSIDE DR, SOUTH MORANG, VIC 3752	\$460,000	17/12/2016
40 COBB ST, SOUTH MORANG, VIC 3752	\$420,000	06/10/2016