

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 lot 120/257 The Lakes Boulevard, South Morang Vic 3752

Indicative selling price

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

Range between \$420,000 & \$462,000

Median sale price

Median price \$420,000 Property Type Vacant land Suburb South Morang

Period - From 11/09/2019 to 10/09/2020 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 Lot 14/63 Martin Cl, South Morang, Vic 3752, Australia	\$410,000	02/07/2020
2 Lot 15/63 Martin Cl, South Morang, Vic 3752, Australia	\$417,000	07/07/2020
3 1/35 Gordons Rd SOUTH MORANG 3752	\$420,000	23/05/2020

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: 11/09/2020 11:22



Property Type: Land
Land Size: 400 sqm approx
Agent Comments

Indicative Selling Price
\$420,000 - \$462,000
Median Land Price
11/09/2019 - 10/09/2020: \$420,000

Comparable Properties

Lot 14/63 Martin Cl, South Morang, Vic 3752, Australia (REI)

Agent Comments
410m2



Price: \$410,000
Method:
Date: 02/07/2020
Property Type: Land

Lot 15/63 Martin Cl, South Morang, Vic 3752, Australia (REI)

Agent Comments
413m2



Price: \$417,000
Method:
Date: 07/07/2020
Property Type: Land

1/35 Gordons Rd SOUTH MORANG 3752 (VG)

Agent Comments



Price: \$420,000
Method: Sale
Date: 23/05/2020
Property Type: Land
Land Size: 517 sqm approx